

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**August 1, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, 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 July 18, 2018 will be presented for approval.

**NEW BUSINESS**

**1. PN 18-162 Valvoline Instant Oil Change Facility**

A Public Hearing to consider a request from Henley Pacific SF, LLC for approval of a Planned Development Permit for development of a 5,068-square-foot instant oil change facility on a 0.86-acre site located at 1750 Cavitt Drive. The zoning classification for the site is SP 95-1 and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were previously approved for the Quick Quack Car Wash project (PN 16-108) on December 7, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Henley Pacific SF, LLC)**

**STAFF PRESENTATION**

**2. Staff Presentation on General Development Application Process**

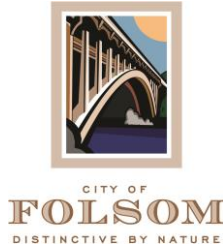
**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **August 15, 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, 2<sup>nd</sup> 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](mailto: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**  
**July 18, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Arnaz

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of June 20, 2018 were approved as submitted.

**NEW BUSINESS**

**1. PN 18-137 Target Remodel Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kimley-Horn and Associates for Commercial Design Review Approval of exterior modifications to an existing 138,416-square-foot Target store at 430 Blue Ravine Road. The zoning designation for the site is C-2 PD (Central Business, Planned Development District) and the General Plan designation is CCD (Central Commercial Mixed-Use District). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kimley-Horn and Associates)**

COMMISSIONER SCOTT MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO THE EXISTING 138,416-SQUARE-FOOT TARGET STORE LOCATED AT 430 BLUE RAVINE ROAD, AS ILLUSTRATED ON ATTACHMENTS 3 AND 4 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F & G, AND CONDITIONS OF APPROVAL (NO. 1-17). WITH REMOVAL OF CONDITION NUMBER 10, "The owner/applicant agrees to pay to the Folsom Cordova Unified School District the maximum fee..." AND REMOVAL OF CONDITION NUMBER 12 "Final landscape and irrigation plans for the project shall be prepared by a registered landscape architect..."

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

AYES: SCOTT, LANE, MALLORY, JACKSON, RALLS, RAITHEL

NOES: NONE  
ABSTAIN: NONE  
ABSENT: ARNAZ

**2. PN 18-025 Quick Quack Car Wash Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Quick Quack Development, LLC for approval of a Tentative Parcel Map to subdivide an existing 2.68-acre property located at 1750 Cavitt Drive into two individual parcels. The zoning classification for the site is SP 95-1 and the General Plan land-use designation is CC. The project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Quick Quack Development, LLC)**

COMMISSIONER LANE MOVED TO APPROVE THE QUICK QUACK CAR WASH TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, TENTATIVE PARCEL FINDINGS F-K, AND CONDITIONS OF APPROVAL NO. 1-11.

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

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

**3. PN 18-126 340 Plaza Drive Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Enterprise Rent-A-Car for Commercial Design Review Approval for remodeling of an existing 3,297-square-foot commercial building and an existing 8,000-square-foot commercial building located at 340 Plaza Drive. The zoning classification for the site is C-3 PD and the General Plan land-use designation is CA. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Enterprise Rent-A-Car)**

COMMISSIONER JACKSON MOVED TO APPROVE THE 340 PLAZA DRIVE COMMERCIAL DESIGN REVIEW PROJECT (PN 18-126), WHICH INCLUDES REMODELING OF AN EXISTING 3,297-SQUARE-FOOT COMMERCIAL BUILDING AND REMODELING OF AN EXISTING 8,000-SQUARE-FOOT BUILDING LOCATED AT 340 PLAZA DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 5 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDING C, DESIGN REVIEW FINDINGS D & E, AND CONDITIONS OF APPROVAL NO. 1-17.

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

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

**4. PN 18-070 Prospect Ridge Subdivision Planned Development Permit Modification and Residential Design Review**

A Public Hearing to consider a request from Capital Valley Homes for a Planned Development Permit Modification and Residential Design Review Approval for 35 single-family residential units situated within the Prospect Ridge Subdivision located at 535 Levy Road. The zoning classification for the site is R-1-M PD and the General Plan land-use designation is SF. A Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program were previously approved for the Prospect Ridge Subdivision project (PN 16-321) on July 25, 2017 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Capital Valley Homes)**

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FOR 5 OF THE 35 RESIDENTIAL LOTS WITHIN THE SUBDIVISION FROM 35% TO 39% AS ILLUSTRATED ON ATTACHMENT 4 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT; AND MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR 35 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C & D, PLANNED DEVELOPMENT PERMIT FINDINGS E – L, DESIGN REVIEW FINDINGS M – O, AND CONDITIONS OF APPROVAL NO. 1-14.

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

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

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

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Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**

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Justin Raithel, CHAIRMAN

**PLANNING COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	Valvoline Instant Oil Change Facility
<b>PROPOSAL</b>	Request for approval of a Planned Development Permit for development of a 5,068-square-foot instant oil change facility on a 0.86-acre site located at 1750 Cavitt Drive
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>OWNER/APPLICANT</b>	Henley Pacific SF, LLC
<b>LOCATION</b>	Southeast corner of the intersection of Iron Point Road and Cavitt Drive (1750 Cavitt Drive)
<b>SITE CHARACTERISTICS</b>	The 0.86-acre project site, which has previously been rough graded and contains limited vegetation, is partially improved with driveways, drive aisles, parking, a sidewalk, site lighting, and landscaping
<b>GENERAL PLAN DESIGNATION</b>	Community Commercial (CC)
<b>ZONING</b>	SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying land use designation of C-2 (Community Commercial)
<b>ADJACENT LAND USES/ZONING</b>	North: Commercial Development with Iron Point Road with Single-Family Residential Development (SP 95-1) Beyond South: Open Space (SP 95-1) with Commercial Development and U.S. Highway 50 Beyond East: Open Space (SP 95-1) with Commercial Development (SP 95-1) and Serpa Way Beyond West: Cavitt Drive with Commercial Development (SP 95-1) Beyond

**PREVIOUS ACTION**

Planning Commission approval of a Planned Development Permit for development of a 3,599-square-foot car wash facility (Quick Quack Car Wash) on December 7, 2016 and Planning Commission approval of a Tentative Parcel Map on July 18, 2018

**FUTURE ACTION**

Issuance of Building and Grading permits

**APPLICABLE CODES**

FMC 17.37, Specific Plans  
FMC 17.38, Planned Development District  
FMC 17.57, Parking Requirements  
FMC 17.59, Signs  
Broadstone Unit No. 3 Specific Plan (SP 95-1)

**ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were previously approved for the Quick Quack Car Wash project (PN 16-108) on December 7, 2016 in accordance with the California Environmental Quality Act (CEQA)

**ATTACHED REFERENCE MATERIAL**

1. Vicinity Map
2. Preliminary Site Plan, dated May 14, 2018
3. Preliminary Grading, Drainage, and Utility Plan, dated May 11, 2018
4. Preliminary Landscape Plan, dated May 12, 2018
5. Building Elevations, dated May 14, 2018
6. Color Building Elevations, dated May 14, 2018
7. Color and Materials Board
8. Site Photographs

**PROJECT PLANNER**

Steve Banks, Principal Planner

**BACKGROUND**

On December 7, 2016, the Planning Commission approved a Planned Development Permit for development of a 3,599-square-foot Quick Quack Car Wash facility on a 2.68-acre site located at the southeast corner of the intersection of Iron Point Road and Cavitt Drive. As part of the aforementioned project, a portion of the project site was intentionally left unimproved in anticipation of future development of the south side of the property. Subsequently, the Quick Quack Car Wash facility was constructed and the business began operations on April 11, 2018.

On July 18, 2018, the Planning Commission approved a Tentative Parcel Map to subdivide an existing 2.68-acre property located at 1750 Cavitt Drive into two individual parcels (Parcel 1 and Parcel 2). Parcel 1, which includes an existing 3,599-square-foot Quick Quack Car Wash facility and associated site improvements, is 1.82-acres in size. Parcel 2, which is partially improved with driveways, drive aisles, parking, a sidewalk, site lighting, and landscaping, is 0.86-acres in size. The proposed project, which includes development of an instant oil change facility, is located on Parcel 2.

## **APPLICANT'S PROPOSAL**

The applicant, Henley Pacific SF, LLC, is requesting approval of a Planned Development Permit for development of a 5,068-square-foot Valvoline Instant Oil Change facility on a 0.86-acre site located at the southeast corner of the intersection of Iron Point Road and Cavitt Drive within the Broadstone Unit No. 3 Specific Plan Area. The proposed one-story with basement oil change building includes a work area, tank room, changing room, and employee locker area in the basement, and a service area with four bays, a lobby, an office, a multipurpose room, and restrooms on the first floor. Vehicle access to the project site is provided by two existing driveways located on the east side of Cavitt Drive. Internal vehicle circulation is facilitated by existing drive aisles within the project site. Pedestrian circulation is accommodated by an existing sidewalk along the east side of Cavitt Drive, existing pedestrian walkways, and proposed pedestrian walkways. Thirty (30) on-site parking spaces are provided to serve the proposed project. Additional site improvements include underground utilities, pedestrian walkways, site lighting, site landscaping, and a trash/recycling enclosure. Lastly, the design of the proposed commercial instant oil change building reflects a fairly contemporary architectural style.

## **GENERAL PLAN AND ZONING CONSISTENCY**

The General Plan land use designation of the site is CC (Community Commercial) and the zoning classification for the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying land use designation of C-2 (Community Commercial), which is similar to the City's C-2 (Central Business District) zoning district. The proposed project is consistent with both the General Plan land use and Specific Plan designations, as retail and commercial uses (including automotive oil change facilities) are identified as a permitted land use in the specific plan 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.

The City of Folsom General Plan (2035), under final review, outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. The proposed project is consistent with the General Plan goals and policies as outlined and discussed below, which are similar to the requirements in the current 1988 General Plan:

### **GP GOAL LU 7.1 (Land Use/Commercial Centers)**

Provide for a commercial base of the City to encourage a strong tax base, more jobs within the City, a greater variety of good and services, and businesses compatible with Folsom's quality of life.

### **GP POLICY LU 7.1.1 (Standards for Commercial Uses)**

Require new commercial uses to be subject to design and parking standards.

The proposed project is consistent with this policy in that the project meets all applicable development standards (building coverage, building height, setbacks, etc.) and parking requirements established by the Broadstone Unit No. 3 Specific Plan. In addition, the oil change facility has been designed to comply with the architectural design, building material, and color recommendations contained within the Broadstone Unit No. 3 Design Guidelines.



GP POLICY LU 7.1.2 (Enhance Vitality of Commercial Areas)

Encourage development of underutilized and vacant parcels in commercial zones to improve the aesthetic appearance and enhance the vitality of commercial areas.

The proposed project is consistent with this policy in that the project includes development of an instant oil change facility on one of the few remaining vacant commercial parcels located within the Broadstone Unit No. 3 Specific Plan Area. The proposed project will be developed in accordance with the established Broadstone Unit No. 3 Design Guidelines, thus improving the aesthetic appearance of the subject property.

GP POLICY LU 7.1.3 (Commercial Expansion)

Support the expansion of Folsom's commercial sector to meet the needs of Folsom residents, employees, and visitors.

The proposed project is consistent with this policy in that it will facilitate the expansion of Folsom's commercial sector by introducing a type of business and service (instant oil change facility where customers stay in their vehicle during service) that is not currently present within the City.

**GP GOAL EP 5.1 (Economic Prosperity/Retail Development)**

Maintain and expand retail and services to meet local and regional demands and generate tax revenues for City operations.

GP POLICY EP 5.1.1 (Diverse Retail)

Encourage a diverse mix of community and regional retail options to serve Folsom and surrounding communities.

The proposed project is consistent with this policy in that the project provides a type of business and service (instant oil change facility where customers stay in their vehicle during service) that is not currently available within the City.

**LAND USE COMPATIBILITY**

The proposed 5,068-square-foot instant oil change facility is situated at the southeast corner of the intersection of Iron Point Road and Cavitt Drive. The project site is bounded by the Quick Quack Car Wash facility to the north with Iron Point Road and single-family residential development beyond, an open space corridor to the south with commercial development and U.S. Highway 50 beyond, an open space corridor to the east with Serpa Way and commercially-designated land beyond, and Cavitt Drive to the west with commercial development beyond. This project site has been designated for either industrial or commercial development since approval of the Broadstone Unit No. 3 Specific Plan in 1995.

In reviewing the proposed project, staff took into consideration the compatibility of the proposed land use in relation to the existing land uses in the immediate project vicinity. Land uses in the immediate project area are predominantly commercial in nature (Quick Quack Car Wash, Costco, Staybridge Inn & Suites, Fairfield Inn & Suites, Green Acres Nursery, and Life Time Fitness). The nearest residential land uses are located approximately 400 feet to the north across Iron Point Road. Based on the predominance of commercial development in the immediate project vicinity, staff has determined that the proposed instant oil changes facility is compatible with 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, project signage, site landscaping, trash/recycling, grading/drainage, and architecture/design as outlined below.

### Development Standards

The proposed project complies with the development standards established by the Broadstone Unit No. 3 Specific Plan for the Community Commercial district (C-2) including maximum building coverage, setbacks, and building height as listed below.

<b>Valvoline Commercial Pad Building Development Standards Table</b>					
	<b>Building Coverage</b>	<b>Front Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Side Yard Setbacks</b>	<b>Building Height limit</b>
<b>Broadstone Unit. No. 3 Standard</b>	50 Percent	30 feet	20 feet	20 feet	40 feet
<b>Proposed Project</b>	7 Percent	64 feet	62 feet	34 and 70 feet	29 feet

The applicant is not requesting any deviation to the existing standards as part of their Planned Development Permit.

### Traffic, Access, and Circulation

#### Traffic Impacts:

The traffic, access, and circulation impacts associated with the proposed project are based on the results of a Traffic Impact Analysis that was previously prepared for the Quick Quack Car Wash facility project on September 30, 2016 by MRO Engineers. This analysis assumed that the subject 0.86-acre site would be developed with an oil change facility or similar use. The traffic study analyzed traffic operations in the vicinity of the project site under two scenarios: Cumulative No Project Conditions, and Cumulative Plus Project Conditions. Potential impacts of the project were evaluated at three locations: Iron Point Road/Cavitt Drive, Cavitt Drive/North Project Driveway, and Cavitt Drive/South Project Driveway. The overall project site (Quick Quack Car Wash/Valvoline Instant Oil Change) is estimated to generate 184 PM Peak Hour trips including 93 inbound trips and 91 outbound trips. Under Cumulative No Project Conditions, the intersection of Iron Point Road and Cavitt Drive will operate at LOS C, which conforms to the City's current General Plan Policy of LOS C or better. Under Cumulative Plus Project Conditions, no change in level of service is projected, and all of the study locations will operate at an acceptable level of service (LOS C or better).

#### Access and On-Site Circulation

Access to the project site is provided by two existing driveways located on the east side of Cavitt Drive. The two driveways will provide shared reciprocal access to the existing Quick Quack Car Wash facility and the proposed instant oil change facility. Internal vehicle circulation is facilitated

by an existing primary drive aisle that runs around the perimeter of the project site and an existing secondary drive aisle that runs parallel to Cavitt Drive along the western project boundary and connects in two locations to the primary drive aisle. The applicant is proposing to modify the secondary drive aisle by eliminating its southerly connection to the primary drive aisle. The result of this modification is that vehicles exiting the four bays within the oil change facility building will be required to make a right turn onto the secondary drive aisle, which then leads vehicles back to the primary drive aisle. Staff is supportive of the proposed modification to the secondary drive aisle, as it will simplify vehicle circulation within the project site. Pedestrian circulation is provided by existing sidewalk along the east side of Cavitt Drive, existing pedestrian walkways, and proposed pedestrian walkways. As part of a separate Tentative Parcel Map application that was recently approved by the Planning Commission for the project site, reciprocal access easements for common use of the project driveways on Cavitt Drive, the internal drive aisles, and the on-site parking spaces will be dedicated on the Parcel Map.

### **Parking**

The proposed Valvoline Instant Oil Change facility includes a total of 14 parking spaces, outside of stacking and service bays. The proposed project also includes 12 oil change stacking parking spaces and 4 oil change bay parking spaces. The existing Quick Quack Car Wash facility includes a total of 27 parking spaces plus 20 car wash drive-thru parking spaces and 10 car vacuum parking spaces. Combined, the integrated development includes a total of 41 traditional on-site parking spaces plus capacity for an additional 46 vehicle spaces associated with queuing and service areas. The Broadstone Unit No. 3 Specific Plan requires that retail commercial uses provide one parking space per 250 square feet of gross floor area. Staff has determined that the proposed project meets the parking requirements of the Broadstone Unit No. 3 Specific Plan by providing a combined 41 traditional parking spaces whereas 35 parking spaces are required (Quick Quack Car Wash/3,599 s.f. plus Valvoline Instant Oil Change facility/5,068 s.f. equals 8,667 s.f. divided by 250 s.f. equals 35 required parking spaces).

Additionally, the Folsom Municipal Code requires retail/commercial uses to provide 5 bicycle parking spaces for up to 25 required vehicle parking spaces. An additional bicycle parking space is required for every 10 additional vehicle parking spaces required. The maximum number of bicycle parking spaces required is 20. Based on the number of required onsite parking spaces for the Valvoline oil change facility portion of the integrated development (20), staff recommends five bicycle parking spaces be provided. Condition No. 30 is included to reflect this requirement.

### **Noise**

Potential noise impacts associated with Valvoline Instant Oil Change facility 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 5,068-square-foot oil change facility would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately 6 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 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. Condition No. 36 is included to reflect these requirements.

In evaluating operational noise impacts associated with the proposed project, staff considered existing noise sources in the immediate project area and the location of project in relation to the nearest sensitive receptors. The primary operational noise sources associated with the proposed project include noise generated by equipment utilized in the bays of the oil change facility and noise created by customers driving their vehicles in and around the project site. Noise generated within the oil change bays will be reduced significantly by the masonry walls of the oil change building itself. The predominant existing noise sources in the vicinity of the project site are generated from vehicles traveling on Iron Point Road, East Bidwell Street, and U.S. Highway 50. Secondary noise sources in the project area are associated with nearby commercial development (Quick Quack Car Wash, Costco, Staybridge Inn & Suite, Fairfield Inn & Suites, and Green Acres). Persons and activities potentially sensitive to noise in the project vicinity include residents of the Broadstone Unit No. 3 Subdivision (located approximately 400 feet to the north and screened by a 6-foot-tall masonry noise barrier). Based on the significant noise levels currently present in the project area and the degree of separation between the project site and closest residential developments, staff has concluded that the proposed project will not result in any noise impacts beyond the maximum allowable noise levels.

### **Site Lighting**

The applicant is proposing to use a combination of wall-mounted lights and landscape lighting. 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. 28-5 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. 22 is included to reflect this requirement.

### **Signage**

Project identification for the proposed Valvoline Oil Change facility includes a combination of wall-mounted signs and use of a sign panel on an existing monument sign constructed with the Quick Quack Car Wash facility. The 5,068-square-foot pad building will feature two wall signs located on the north and west tower element respectively that read “Valvoline Instant Oil Change”. A corporate logo that includes a large “V” will also be located on these same building elevations. The applicant has not provided specific design details (size, materials, colors, etc.) for the wall signs with the subject application. Signage is subject to sign criteria established by the Broadstone Unit No. 3 Specific Plan to ensure uniformity and consistency of signage for the entire development. All future signs for the project are required to comply with the Folsom Municipal Code (FMC, Section 17.59, Signs) and the Sign Criteria established for Broadstone Unit No. 3. The applicant is required to obtain a sign permit for all future wall signs. Condition No. 43 is included to reflect these requirements.

### **Grading and Drainage**

Development of the project site is anticipated to require minimal movement of soils and the compaction of said materials as the project site has previously been rough graded with development of the Quick Quack Car Wash facility. The applicant will be required to provide a complete geotechnical report before the design of oil change vehicle queuing driveway and building foundations are finalized. Condition No. 12 is included to reflect this requirement. Existing storm drainage improvements and facilities were constructed on the project site with development of the Quick Quack Car Wash facility. The proposed project will utilize these existing storm drainage facilities to manage storm water on the project site.

### **Existing and Proposed Landscaping**

Existing landscaping includes trees, shrubs, and groundcover located within a 20 to 30-foot-wide landscape buffer located along the frontage of Cavitt Drive. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are Coastal Live Oak and Western Redbud. Proposed shrubs and groundcover include Blue Gramma, Bush Dawn Kangaroo Paw, Creeping Fig, Daylily, Emerald Carpet Manzanita, India Hawthorne, and Red Yarrow. The proposed landscape plan meets the City shade requirement by providing 41% shade coverage (40% required) in the parking lot within 15 years. Staff recommends the final landscape plan be subject to review and approval by the Community Development Department. Condition No. 32 is included to reflect this requirement.

### **ARCHITECTURE/SITE DESIGN**

The Broadstone Unit No. 3 Design Guidelines for commercial developments provide the basis for reviewing the architecture and design of the proposed instant oil change facility project. The applicable design guidelines listed below include both general and specific direction for reviewing the proposed project.

#### General Guidelines (Broadstone Unit No. 3 Specific Plan Section 3.1)

- a. The architectural theme and building forms should be reflective of an urban character blending with the site and approved by the design review committee.
- b. The building heights, signage, setbacks and other standards will be in conformance with the development standards as outlined in Section 4 of the Specific Plan for each land use designation.
- c. The architectural design of buildings should consider the site, relationship to other structures, streetscapes, and climatic orientations.
- d. Structures with long uninterrupted exterior walls should be avoided where possible. Walls should have varied forms to create shadows and provide relief that softens the architecture.
- e. Natural materials such as stone, wood, granite, marble, and masonry will be encouraged. Materials such as textured or patterned concrete are compatible building accents.
- f. The character of commercial buildings should be compatible with the adjoining structures. Buildings and structures should accentuate and promote an urban plaza character through consistent use of materials, color, and detailing.

- g. Openings in buildings should be accentuated architecturally through indentation and roof variations.

In reviewing the submitted building elevations, color building elevations, and color and materials board for the proposed oil change facility, City staff determined that the applicant incorporated many of the essential design elements required by the Broadstone Unit No. 3 Design Guidelines including varied building shapes and forms, varied roof elements, a prominent entry feature, and decorative details. However, to further enhance the overall appearance of the building, staff recommends that a trellis, canopy, or similar architectural feature be added above the building entrance on the west building elevation. As recommended by the design guidelines, the primary color is generally earth tone in nature and features a medium-tan tone. The supporting accent colors are also earthtone in nature and feature dark brown as the dominant trim color. In addition, the proposed oil change facility building utilizes a variety of natural building materials as suggested by the design guidelines including the use of stucco and stone veneer.

In evaluating the building design, staff also took into consideration the project's design compatibility with existing development located within the project area. Commercial development in the immediate project area includes a single-story car wash facility (Quick Quack Car Wash), a four-story hotel (Staybridge Inn & Suites), a three-story hotel (Fairfield Inn & Suites), a Costco Wholesale store, and a Green Acres Nursery & Supply store. The surrounding developments feature buildings that are generally larger in terms of their height, size, and scale. In addition, these developments utilize design elements, building materials, and colors that are fairly complimentary in nature to each other. Based on the similarities in architecture, building materials, and colors between the proposed project and existing development in the project vicinity, staff has determined that the proposed project is both compatible and complimentary. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of a one-story with basement, 5,068-square-foot Valvoline Instant Oil Change facility. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations dated May 14, 2018.
2. The design, materials, and colors of the proposed Valvoline Instant Oil Change facility shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. A trellis, canopy, or similar architectural feature shall be added above the building entrance on the west building elevation to the satisfaction of the Community Development Department.
4. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.
5. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.
6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.

7. All signs for the project shall comply with the Folsom Municipal Code and Broadstone Unit No. 3 Design Guidelines and any modification to or deviation from the sign criteria shall be subject to review and approval by the Planning Commission.
8. The final location, orientation, design, materials, and colors of the trash/recycling 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) 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. The proposed project will be 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. 27 is included to reflect these requirements.

### **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were previously approved for the Quick Quack Car Wash Facility Project (PN 16-108) on December 7, 2016 in accordance with the California Environmental Quality Act (CEQA). The proposed project is subject to any applicable mitigation measures associated with the aforementioned Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program including but not limited to air quality, building/site lighting, cultural resources, hazardous materials, and noise. Staff has determined that no new impacts will result from this project that were not already considered with the previous approval. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent environmental document have occurred. No further environmental review is required.

**RECOMMENDATION/PLANNING COMMISSION ACTION**

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 5,068-SQUARE-FOOT VALVOLINE INSTANT OIL CHANGE FACILITY AT 1750 CAVITT DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS. 1-44):

**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 BROADSTONE UNIT NO. 3 SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

**CEQA FINDING**

- C. A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM WERE PREVIOUSLY APPROVED FOR THE QUICK QUACK CAR WASH FACILITY PROJECT (PN 16-108) ON DECEMBER 7, 2016 IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
- D. NO NEW IMPACTS WILL RESULT FROM THIS PROJECT THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL AND NONE OF THE CONDITIONS DESCRIBED IN SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- E. NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA.

**PLANNED DEVELOPMENT PERMIT FINDINGS**

- F. 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.
- G. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- H. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND NEIGHBORING USES AND NEIGHBORHOOD CHARACTERISTICS IS ACCEPTABLE.
- I. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.



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

Submitted,   
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 PAM JOHNS  
 Community Development Director

**CONDITIONS**

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

<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>	
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		

**CONDITIONS OF APPROVAL FOR VALVOLINE INSTANT OIL CHANGE PROJECT (PN 18-162)  
1750 CAVITT DRIVE  
PLANNED DEVELOPMENT PERMIT**

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"> <li>• Preliminary Site Plan, dated May 14, 2018</li> <li>• Preliminary Grading, Drainage, and Utility Plan, dated May 11, 2018</li> <li>• Preliminary Landscape Plan, dated May 12, 2018</li> <li>• Building Elevations, dated May 14, 2018</li> <li>• Color Building Elevations, dated May 14, 2018</li> <li>• Color and Materials Board</li> </ul> <p>This approval is for the Valvoline Instant Oil Change project, which includes development of a 5,068-square-foot commercial building and associated site improvements on a 0.86-acre site located at 1750 Cavitt 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 two years from final date of approval (August 1, 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 VALVOLINE INSTANT OIL CHANGE PROJECT (PN 18-162)  
1750 CAVITT DRIVE  
PLANNED DEVELOPMENT PERMIT**

Mitigation Measure	When Required	Responsible Department
<p>4.</p> <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"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <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 align="center">OG</p>	<p align="center">CD (P)(E)(B) PW, PR, FD, PD</p>
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>		
<p>5.</p>	<p align="center">I, B</p>	<p align="center">CD (P)(E)</p>
<p>6.</p>	<p align="center">I</p>	<p align="center">CD (P) (E)</p>

**CONDITIONS OF APPROVAL FOR VALVOLINE INSTANT OIL CHANGE PROJECT (PN 18-162)  
1750 CAVITT DRIVE  
PLANNED DEVELOPMENT PERMIT**

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 (July 18, 2018). 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 and quit claimns, 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. All lighting, including but not limited to landscape/walkway lights, and building-attached 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. Lighting shall be equipped with a timer or photo condenser.	I, B	CD (P)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>				
23.		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)
24.		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)
25.		Prior to issuance of a Grading Permit, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review and approval by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards.	G, I	CD (E)

26.		<p>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.</p>	G, I	CD (E)
27.		<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, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P)(E)

**ARCHITECTURE/DESIGN REQUIREMENTS**

28.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for development of a one-story with basement, 5,068-square-foot Valvoline Instant Oil Change facility. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations dated May 14, 2018.</li> <li>2. The design, materials, and colors of the proposed Valvoline Instant Oil Change facility shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.</li> <li>3. A trellis, canopy, or similar architectural feature shall be added above the building entrance on the west building elevation to the satisfaction of the Community Development Department.</li> <li>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.</li> <li>5. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.</li> <li>6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.</li> <li>7. All signs for the project shall comply with the <u>Folsom Municipal Code and Broadstone Unit No. 3 Design Guidelines</u> and any modification to or deviation from the sign criteria shall be subject to review and approval by the Planning Commission.</li> <li>8. The final location, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.</li> </ol>	B	CD (P)
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**PARKING REQUIREMENTS**

29.	The owner/applicant shall provide a minimum of 30 on-site parking spaces.	I, B	CD (E)(P)
30.	The owner/applicant shall provide five (5) 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**

31.	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)
32.	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 improvement plans. 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 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) until such time the City of Folsom adopts its own Water Efficient 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)

**CULTURAL RESOURCE REQUIREMENTS**

33.	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)
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34.		<p>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.</p>	G, I	CD (P)(E)
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**AIR QUALITY REQUIREMENTS**

<p>35.</p>	<p>The owner/applicant shall follow all construction control measures recommended by the Sacramento Air Quality Management District (SMAQMD). The following control measures, which are consistent with basic construction emission control practices recommended by SMAQMD, shall be implemented by the owner/applicant to reduce PM10 emission during construction:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>G, I, B</p>	<p>CD (P)(E)(B)</p>
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**NOISE REQUIREMENT**

36.	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.	I, B	CD (P)(E)
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**GRADING REQUIREMENTS**

37.	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)
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38.	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)
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**OTHER AGENCY REQUIREMENT**

39.	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)
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**FIRE DEPARTMENT REQUIREMENTS**

40.	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 improved by the Fire Marshal.	I	FD
41.	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

**POLICE/SECURITY REQUIREMENT**

42.	<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"> <li>• 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).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	G, I, B	PD
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**MISCELLANEOUS REQUIREMENTS**

43.	<p>All future signs for the project shall comply with the Broadstone Unit No. 3 Specific Plan and the <u>Folsom Municipal Code</u>. (Section 17.59). <u>In addition, the owner/applicant shall obtain a sign permit for all future wall signs.</u></p>	B	CD (P)
44.	<p>A site investigation shall be performed to determine whether and where NOA is present in the soil and rock on the project site. The site investigation shall include the collection of soil and rock samples by a qualified geologist. If the site investigation determines that NOA is present on the project site, the project applicant shall prepare an Asbestos Dust Control Plan for approval by SMAQMD as required in Section 93105 of the California Health and Safety Code, "Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations." The Asbestos Dust Control Plan shall specify measures to ensure that no visible dust crosses the property line. The project applicant shall submit the plan to the Folsom Community Development Department for review, and SMAQMD for review and approval before any grading or construction may occur. SMAQMD approval of the plan must be received before any asbestos-containing rock or soils can be disturbed. Upon approval of the Asbestos Dust Control Plan by SMAQMD, the applicant shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>	G, I	CD (E)

Attachment 1

Vicinity Map

# Vicinity Map



## Attachment 2

Preliminary Site Plan, dated May 14, 2018





## Attachment 3

Preliminary Grading, Drainage, and Utility Plan  
Dated May 11, 2018

PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**VALVOLINE**  
 CAVITT DRIVE  
 APN: 072-2270-014

CITY OF FOLSOM

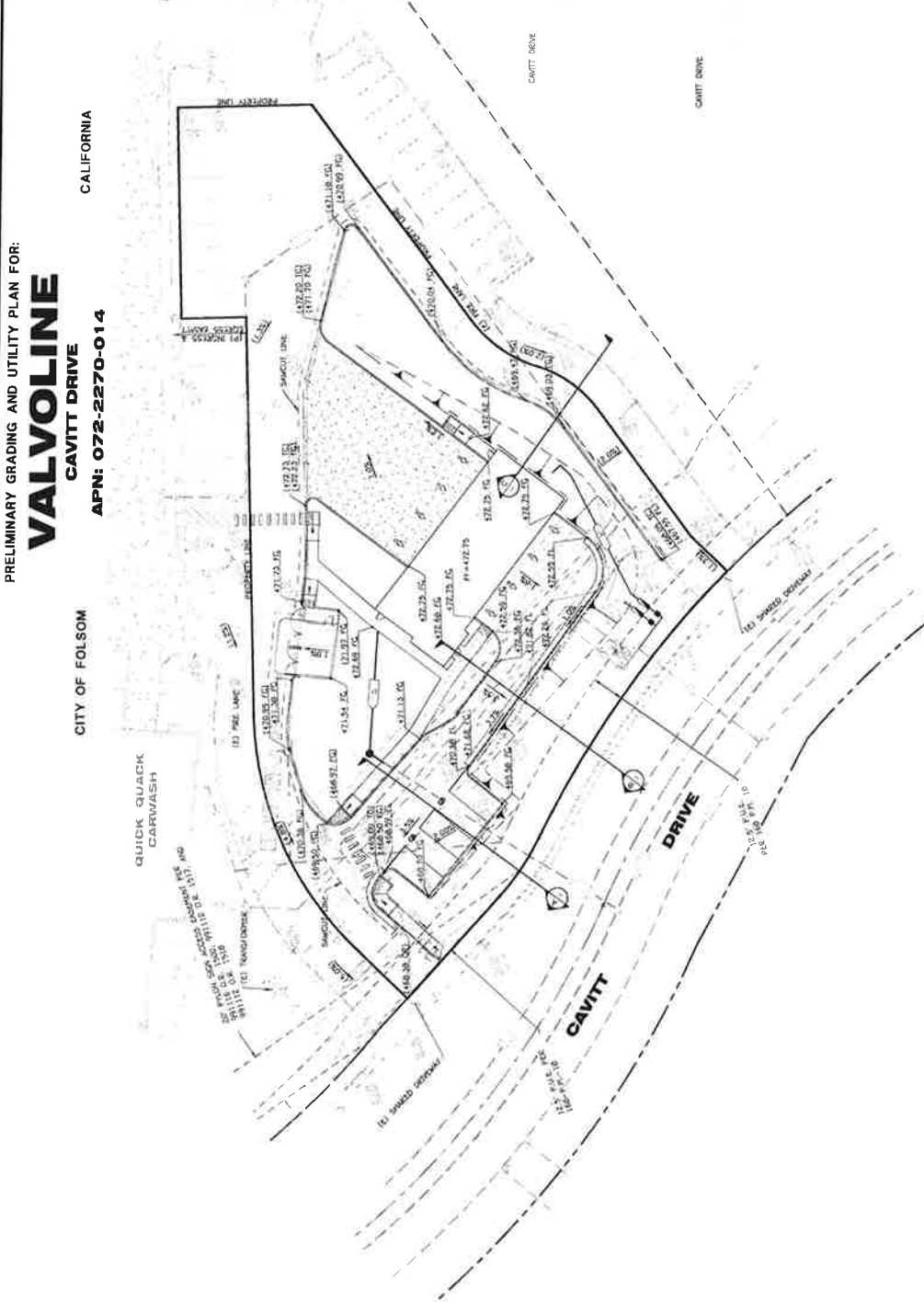
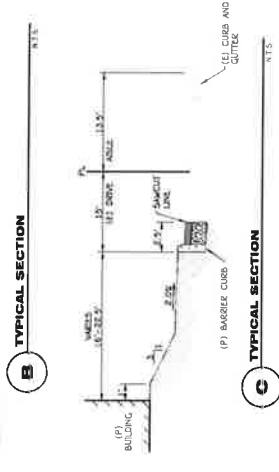
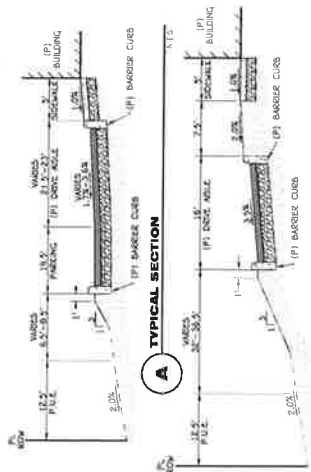
CALIFORNIA

VICINITY MAP  
 NOT TO SCALE



**NOTE:**

1. THE PROPOSER SHALL OBTAIN A PERMIT FROM THE CITY OF FOLSOM, CALIFORNIA, AND IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FOLSOM, CALIFORNIA, AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, PRIOR TO THE FINAL DESIGN CONSIDERATIONS.
2. ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
3. THE PROPOSER SHALL BE RESPONSIBLE TO THE CITY OF FOLSOM FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, PRIOR TO THE FINAL DESIGN CONSIDERATIONS.
4. EXISTING UTILITIES TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.



LEGEND	(P) PROPOSED	(E) EXISTING	DESCRIPTIONS
STORM DRAIN			STORM DRAIN
SANITARY SEWER			SANITARY SEWER
WATER MAIN			WATER MAIN
CONCRETE			CONCRETE
GRASS			GRASS
BOUNDARY FENCE			BOUNDARY FENCE
WALL			WALL
DRIVEWAY WITH CURB AND GUTTER			DRIVEWAY WITH CURB AND GUTTER
MANHOLE			MANHOLE
SEWER CLEANOUT			SEWER CLEANOUT
METERED WATER SOURCE			METERED WATER SOURCE
WATER HYDRANT			WATER HYDRANT
GATE VALVE			GATE VALVE
REDUCED PRESSURE BACKFLOW PREVENTER			REDUCED PRESSURE BACKFLOW PREVENTER
DOUBLE DETECTOR CHECK VALVE			DOUBLE DETECTOR CHECK VALVE
TYPE 'A' STREET LIGHT			TYPE 'A' STREET LIGHT
TYPE 'B' STREET LIGHT			TYPE 'B' STREET LIGHT
TRANSFORMER			TRANSFORMER
FULLBOX			FULLBOX
DESCRIPTIONS			
SIGN			SIGN
GRADE BREAK LINE			GRADE BREAK LINE
DIRECTION OF FLOW			DIRECTION OF FLOW
ELEVATION			ELEVATION
2:1 SLOPE UNLESS NOTED OTHERWISE			2:1 SLOPE UNLESS NOTED OTHERWISE
(P) PROPOSED			(P) PROPOSED (E) EXISTING
12.25'			12.25'

PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**VALVOLINE**  
 CAVITT DRIVE  
 SHEET 1 OF 1  
 MAY 11, 2018  
**BURRELL CONSULTING GROUP, INC.**  
 1001 Roseville Way, Suite 100 Roseville, CA 95678 (916) 783-8898

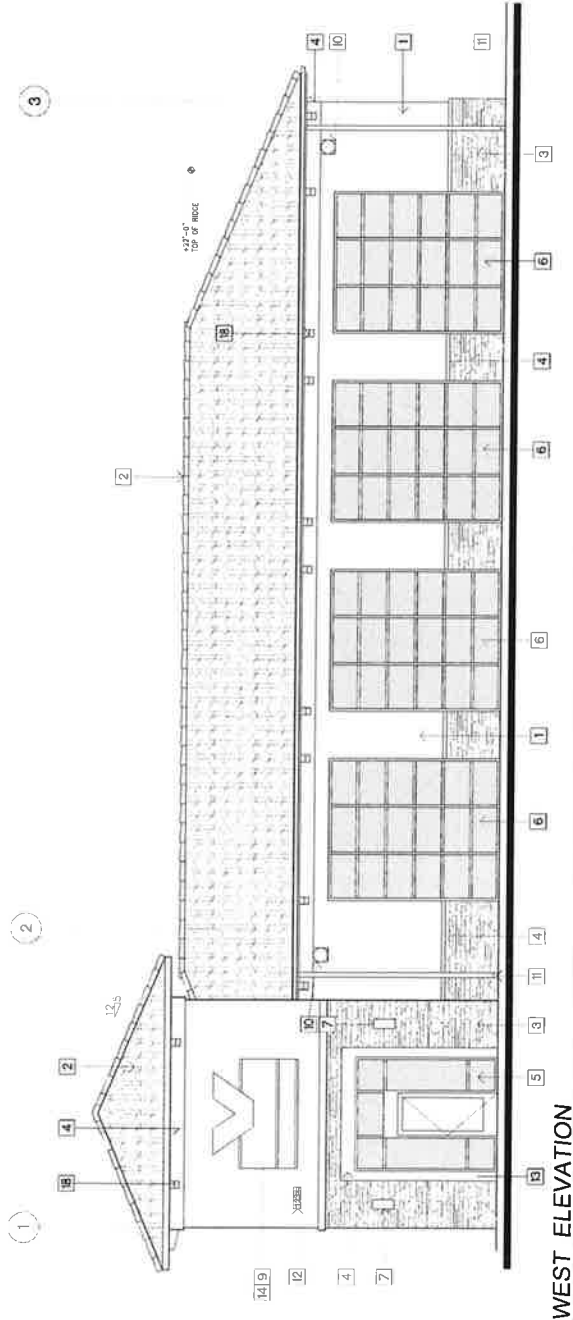
## Attachment 4

Preliminary Landscape Plan, dated May 12, 2018

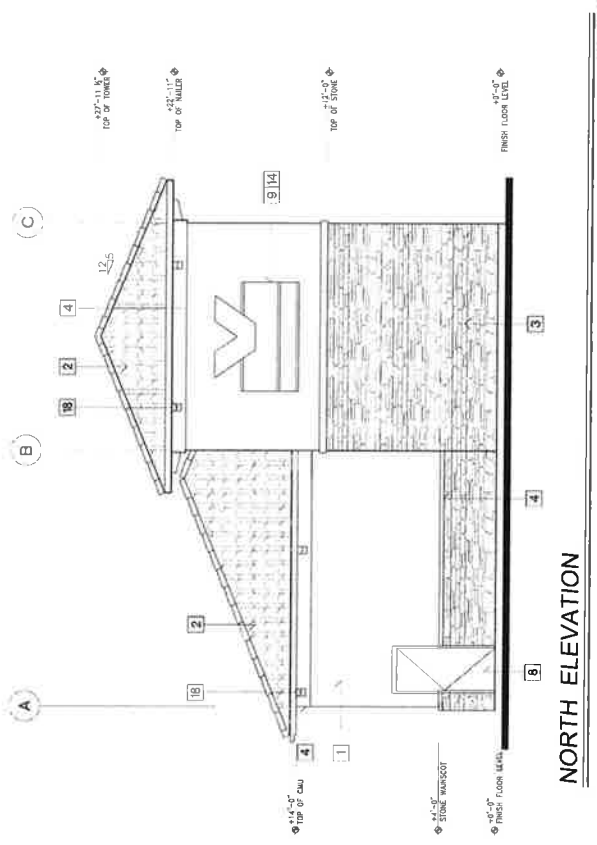


Attachment 5

Building Elevations, dated May 14, 2018



**WEST ELEVATION**



**NORTH ELEVATION**

No.	Description
1	CONCRETE PLASTER (3) COAT FINISH SYSTEM CONSISTS OF 1/2\"/>
2	SHAVEL NOOK TILL STANDARD WEIGHT WALL 800 LB MAKE BRICK SHALL BE CONSTRUCTION PROVIDE CONTINUOUS ROOF & W/P AT INSIDE WITH TOP FINISH UNIT AT
3	ELECTRICAL CULINARY STONE - OLD WORLD LOGGE CORAL
4	CEILING FINISH, STANDARD BRICK ST CORNBOARD FUR OR PAINTED
5	ALUMINUM SHORFRONT WINDOWS AND DOORS SHALL HAVE PAINTED COLOR S7515 "HOMESTEAD BROWN"
6	OVERHEAD SECTIONAL DOORS SHALL BE CLEAR ANOZIZED FINISH AND DOWN SCHEDULE
7	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
8	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
9	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
10	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
11	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
12	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
13	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
14	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
15	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
16	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
17	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
18	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
19	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM
20	FINISH FLOOR SHALL BE CLEAR ANOZIZED ALUMINUM

**SJA** Design Group  
 1815 Capayville Ave  
 Colton CA 92311  
 PH: 951 863 5622

**Valvoline Instant Oil Change**  
 1750 Cavitt Drive  
 Folsom, CA



Date: 05.14.19  
 Drawn By: Susan Jones  
 Project #: 18008

Exterior Elevations

Revisions  
 X

SHEET No.  
**A3.1**

This sheet and its contents and indicates are the property of SJA Design Group and no use shall be granted without express written consent.

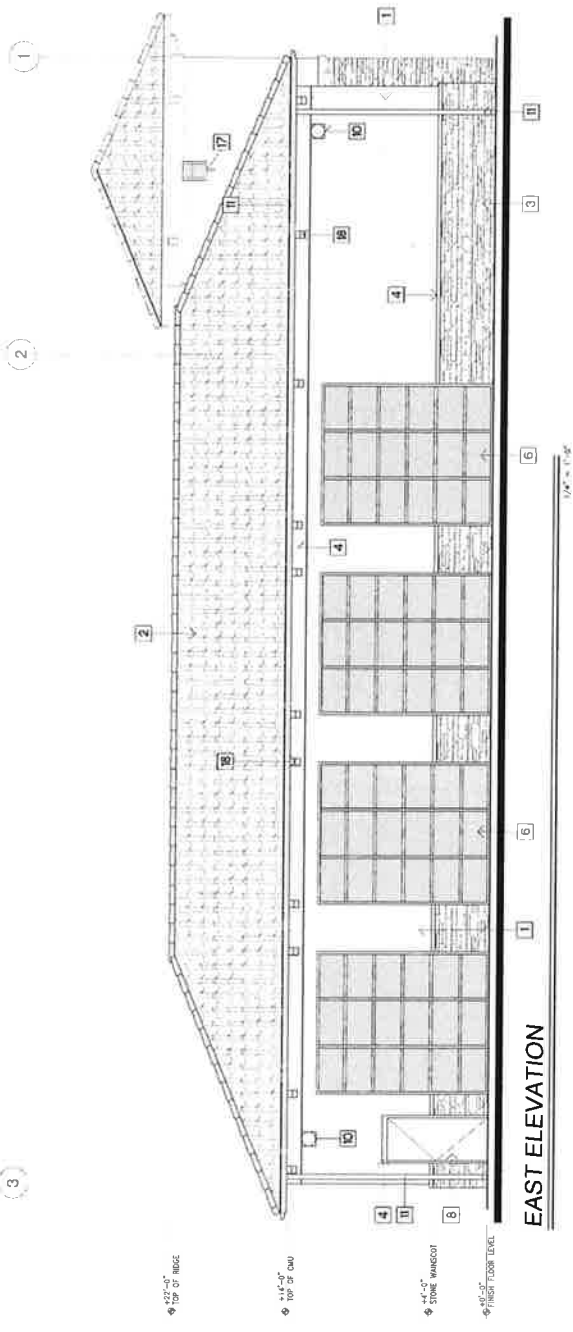


Date: 05.14.18  
Drawn By: Susan Jones  
Project # 18008  
Exterior  
Elevations

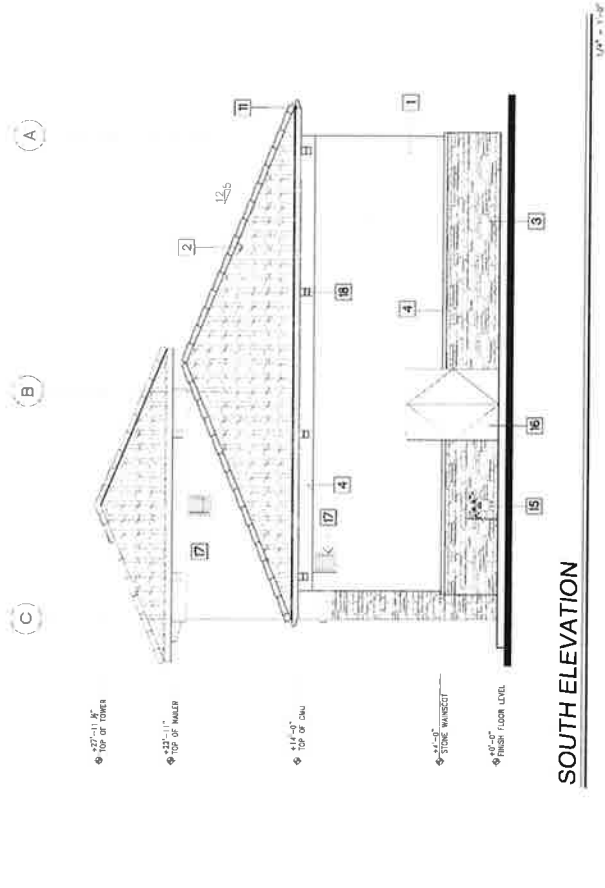
Revisions  
△ X

SHEET No.  
**A3.2**

No.	Description
1	CONCRETE FINISHED CEILING CHANGES, CONCRETE OF 1/2" THICK BROWN GRAY AND 1/2" THICK COLOR FINISH COAT. FINISH FLOORING, INTERIOR WALLS AND CEILING, COLOR TO MATCH EXTERIOR FINISHING.
2	BRICKWORK TO EXISTING HEIGHT SHALL BE MAINTAINED. BRICK COLOR SHALL BE GOLDENHORN. PROVIDE CONTINUOUS ROOFLINE WITH 20% OVERHANG. ROOF SHALL BE 12" x 12" FOR EXTERIOR.
3	DECORATIVE CULTURED STONE - OLD WORLD LEAD OR BROWN.
4	CEILING FINISH: 1/2" THICK BROWN GRAY CONCRETE. 1/2" THICK BROWN GRAY CONCRETE. 1/2" THICK BROWN GRAY CONCRETE. 1/2" THICK BROWN GRAY CONCRETE.
5	ALUMINUM SHUTTERFROST WINDOWS AND DOORS SHALL HAVE FINISH BREAK AS SHOWN BY FINISHES. FINISHES SHALL BE: 1. PAINTED COLOR FINISHES "HOMESTEAD BROWN".
6	OVERHEAD SECTIONAL DOORS SHALL BE CLEAR ANODIZED ALUMINUM. SEE DOOR SCHEDULE.
7	INTERIOR WALL FINISH: 1/2" THICK BROWN GRAY CONCRETE. 1/2" THICK BROWN GRAY CONCRETE.
8	HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH EXTERIOR FINISHING. SEE SCHEDULE.
9	TERMINAL SPACES SHOWN FOR EXTERIOR ONLY. SPACING REQUIREMENTS SEPARATE. REFER.
10	EXTERIOR WALL PAPER LIGHT. SEE ELECTRICAL.
11	METAL CENTER AND DOWN SPACERS TO BE FINISHED TO MATCH EXTERIOR FINISHING.
12	ALL CONNECTIONS TO EXISTING STRUCTURE SHALL BE MADE IN A PROMINENT LOCATION ON THE STREET SIDE. ALL NEW CONNECTIONS SHALL BE MADE IN A PROMINENT LOCATION ON THE STREET SIDE. ALL NEW CONNECTIONS SHALL BE MADE IN A PROMINENT LOCATION ON THE STREET SIDE.
13	"POWER OVER ETHernet SWITCHES" SHALL BE PROVIDED. THE SWITCHES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE FIRE CHIEF.
14	BACKING AND POWER SPACING IS A SEPARATE SUBMITTAL TO BE APPROVED BY CITY.
15	DOO WHEEL
16	ELECTRICAL METAL CENTER
17	12" x 12" GAIN METAL ROOF VENT WITH 2" DOWN TURN. DOWN TURN TO BE PAINTED TO MATCH EXTERIOR FINISHING.
18	DOWN SPACED CONSOLES



**EAST ELEVATION**

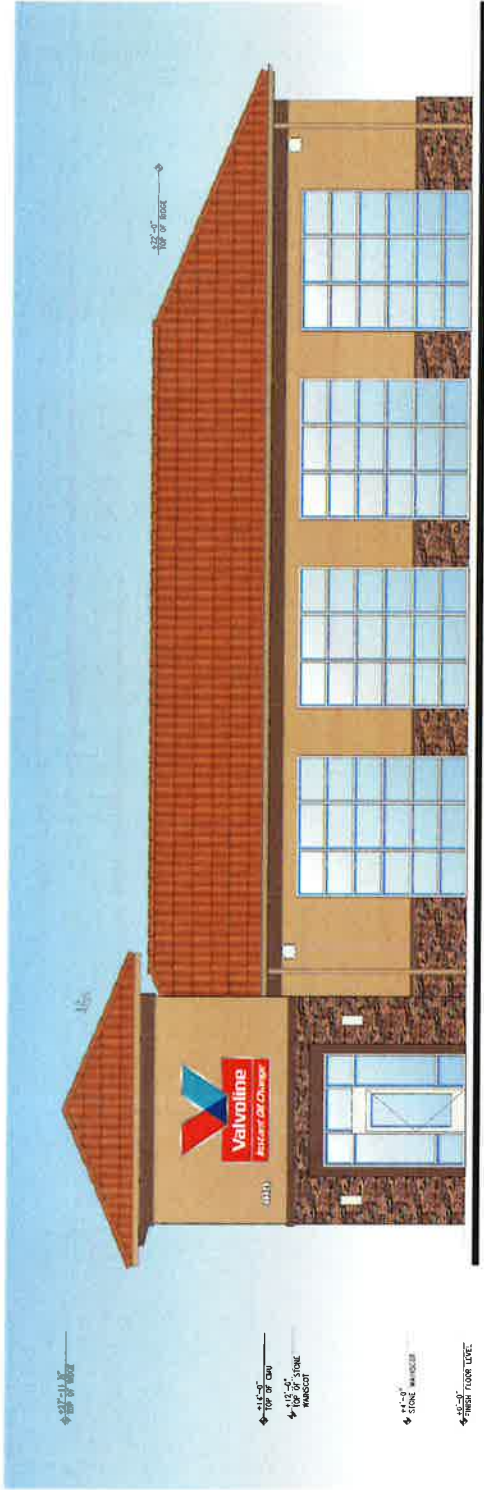


**SOUTH ELEVATION**



## Attachment 6

Color Building Elevations, dated May 14, 2018



WEST ELEVATION

BARREL ROOF TILES:  
BORAL VILLA 300' GOLDENROD



SW 7515 HOMESTEAD BROWN



SW 6107 NOMADIC DESERT



CORONADO STONE  
OLD WORLD LEDGE  
SUMMERLIN BLEND



CLEAR ANODIZED ALUMINUM  
CLEAR GLASS

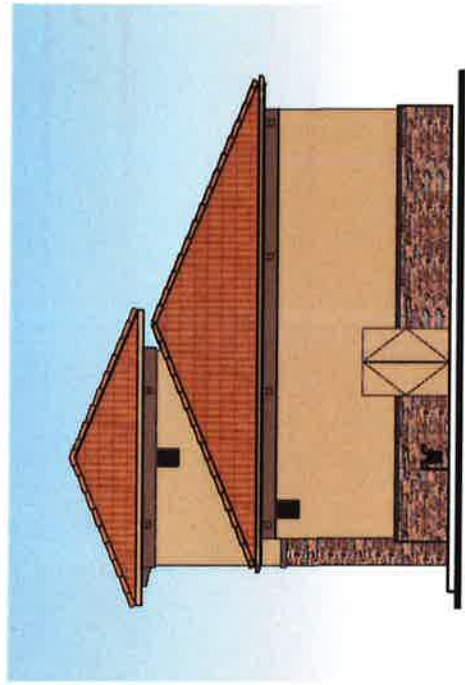


NORTH ELEVATION

SJA DESIGN GROUP  
VALVOLINE INSTANT OIL CHANGE - FOLSOM, CA



EAST ELEVATION



SOUTH ELEVATION

## Attachment 7

### Color and Materials Board



Sherwin Williams  
Homestead Brown #7515



Sherwin Williams  
Nomadic Desert #6107



Coronado Stone  
Old World Ledge  
"Summerlin Blend"



Clear Anodized Aluminum

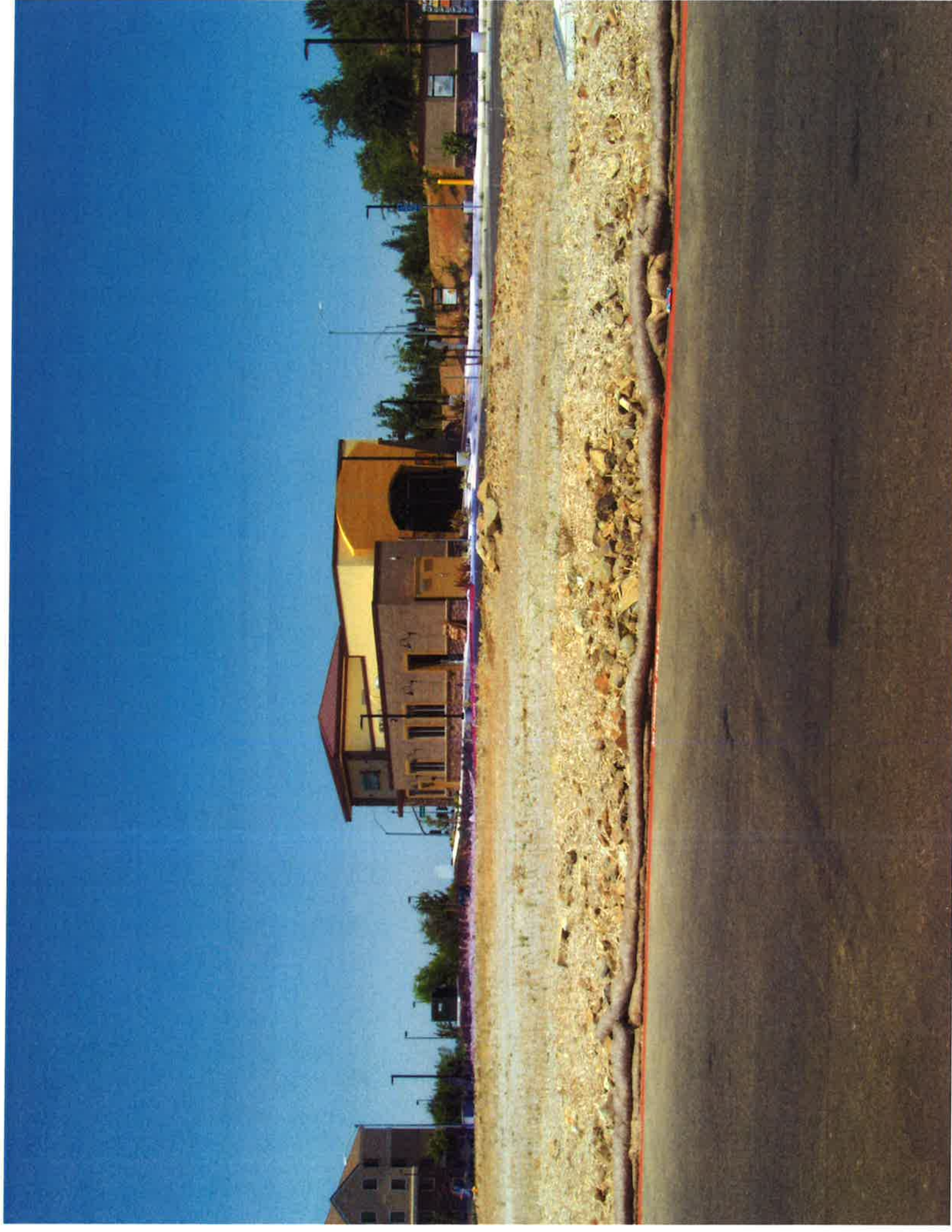
Valvoline Instant Oil Change  
Folsom, CA

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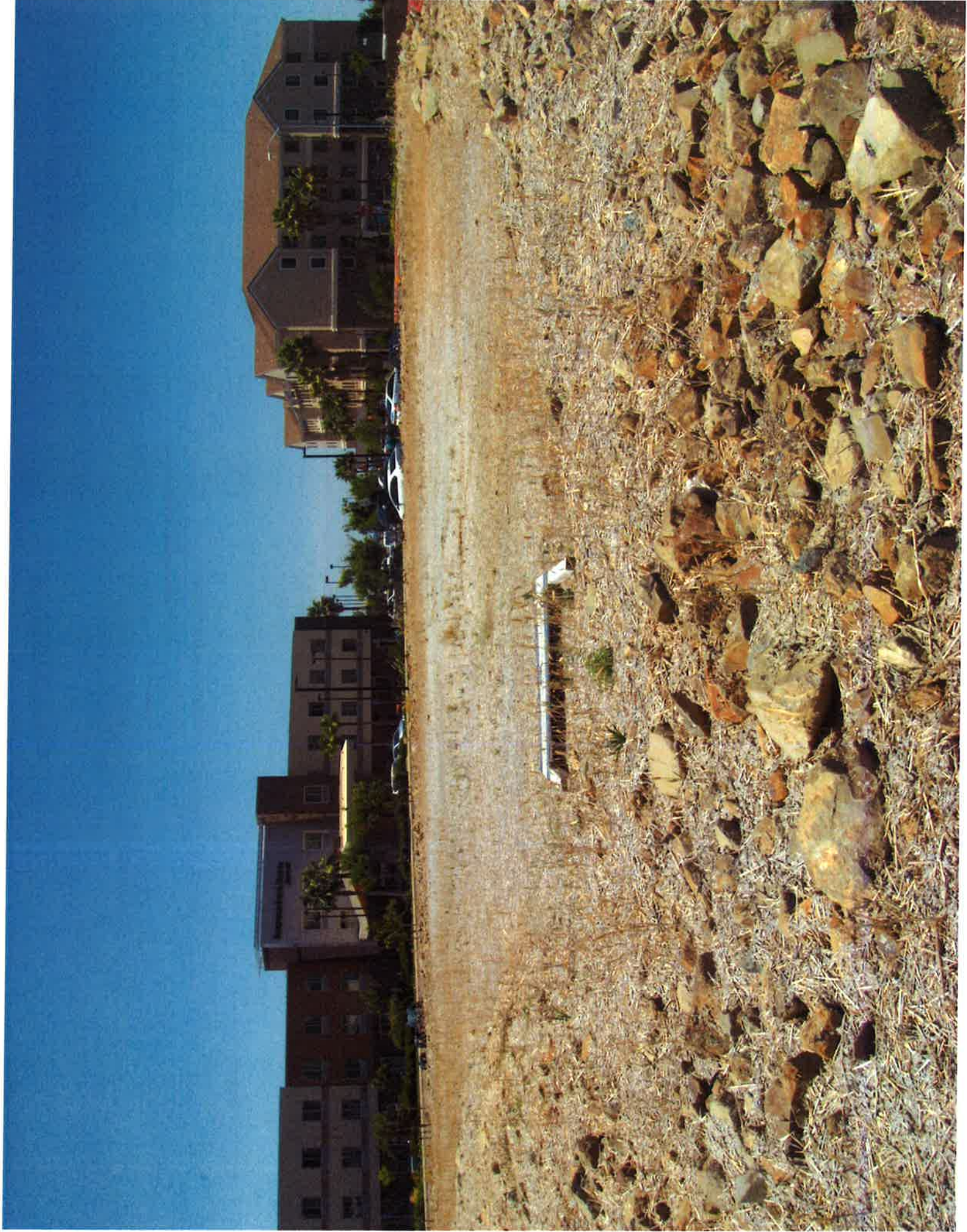
Attachment 8  
Site Photographs

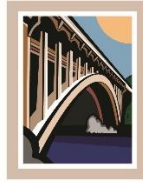












CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **COMMUNITY DEVELOPMENT**

DATE: 8/1/18 Planning Commission Meeting

TO: Chairman and Planning Commissioners

FROM: Community Development Director, Pam Johns

SUBJECT: Staff Presentation on General Development Application Process

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### Item #2

As part of the ongoing training for Planning Commissioners, Staff will prepare a brief presentation about the various steps involved in a private development application that comes before the Planning Commission. This presentation is intended to help Planning Commissioners and interested members of the public understand the typical stages and structure of pre-application meetings, application submittal and project review, as well as recommendations and requirements for decisions. Staff will also explain what happens after the Commission renders a decision on a project and the steps involved in the implementation of approved projects.