

PLANNING COMMISSION AGENDA
January 18, 2017
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of December 7, 2016 will be presented for approval.

Oath of Office Administered to Aaron Ralls, John Arnaz, Jennifer Lane, Kevin Mallory

Election of Chair and Vice-Chair

Nominate Two Planning Commissioners to the Historic District Commission

CONTINUED ITEMS

1. **PN 16-334, Lake Forest Business Park, 181 Blue Ravine Road - Tentative Parcel Map and Determination that the Project is Exempt from CEQA – Continued from the December 7, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from R.E.Y. Engineers for approval of a Tentative Parcel Map to subdivide a 4.8-acre parcel (includes two existing building) located at 181 Blue Ravine Road within the

Lake Forrest Technical Center into two parcels. The project is zoned M-L (Limited Manufacturing District) and the General Plan land-use designation for the site is IND (Industrial/Office Park). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Principal Planner, Steve Banks / Applicant: R.E.Y. Engineers)**

2. **PN 16-339, Natural Result Surgery Center - Planned Development Permit and Determination that the Project is Exempt from CEQA – Continued from the December 7, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Williams and Paddon Architects for approval of a Planned Development Permit for development of an 11,000-square-foot medical surgery center (Natural Result Surgery Center) on a 1.91-acre parcel located at the southeast corner of East Bidwell Street and Creekside Drive. The project is zoned BP PD (Business and Professional Planned Development District) and the General Plan land-use designation for the site is CA (Specialty Commercial). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: Williams and Paddon Architects)**

NEW BUSINESS

3. **PN 16-380, Sutter Health Folsom Urgent Care – Planned Development Permit Modification for Illuminated Signage and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from GNU Group for approval of a Planned Development Permit Modification for illuminated signage at the Sutter Health Folsom Urgent Care located at 2575 E. Bidwell St. The zoning is BP PD and the General Plan is CA. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. **Project Planner: Assistant Planner, Josh Kinkade / Applicant: GNU Group)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **February 1, 2017**. 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 355-7222 and FAX number is 355-7274.

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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 7, 2016
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, Justin Raithel

ABSENT: Arnaz, Embree

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 19, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-339, Natural Result Surgery Center - Planned Development Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Williams and Paddon Architects for approval of a Planned Development Permit for development of an 11,000-square-foot medical surgery center (Natural Result Surgery Center) on a 1.91-acre parcel located at the southeast corner of East Bidwell Street and Creekside Drive. The project is zoned BP PD (Business and Professional Planned Development District) and the General Plan land-use designation for the site is CA (Specialty Commercial). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: Williams and Paddon Architects)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-339, NATURAL RESULT SURGERY CENTER, PLANNED DEVELOPMENT PERMIT AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA TO THE JANUARY 18, 2017 PLANNING COMMISSION MEETING.

AYES: MARTELL, LANE, SCOTT, RAITHEL, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ, EMBREE

2. PN 16-334, Lake Forest Business Park, 181 Blue Ravine Road - Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from R.E.Y. Engineers for approval of a Tentative Parcel Map to subdivide a 4.8-acre parcel (includes two existing building) located at 181 Blue Ravine Road within the Lake Forrest Technical Center into two parcels. The project is zoned M-L (Limited Manufacturing District) and the General Plan land-use designation for the site is IND (Industrial/Office Park). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Principal Planner, Steve Banks / Applicant: R.E.Y. Engineers)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-334, LAKE FOREST BUSINESS PARK, 181 BLUE RAVINE ROAD, TENTATIVE PARCEL MAP AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA TO THE JANUARY 18, 2017 PLANNING COMMISSION MEETING.

AYES: SCOTT, JACKSON, RAITHEL, LANE, MARTELL
NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ, EMBREE

3. PN 16-108, Quick Quack Car Wash - Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from Efrain Corona for approval of a Planned Development Permit for development and operation of a 3,579-square-foot car wash facility at the southeast corner of Iron Point Road and Cavitt Drive. The project is zoned SP 95-1 (Broadstone Unit No. 3 Specific Plan) and the General Plan land-use designation for the site is CC (Community Commercial). An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Efrain Corona)**

COMMISSIONER SCOTT MOVED ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE QUICK QUACK CAR WASH PROJECT (PN 16-108)

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT AND OPERATION OF A 3,599-SQUARE-FOOT CAR WASH FACILITY AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND CAVITT DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE QUICK QUACK CAR WASH PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; CONDITIONS OF APPROVAL 1 – 56; MODIFYING CONDITION OF APPROVAL NO. 32 TO ADD THE FOLLOWING, "THE EXISTING RAISED MEDIAN WITHIN CAVITT DRIVE SHALL BE EXTENDED SOUTH BEYOND THE NORTH PROJECT DRIVEWAY TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT"; MODIFYING CONDITION OF APPROVAL NO. 47 TO READ AS FOLLOWS, "(NOI-2) THE OWNER/APPLICANT SHALL LIMIT CAR WASH OPERATION TO THE DAYTIME HOURS, 7 A.M. TO 9 A.M."

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, MARTELL, SCOTT, RAITHEL
NOES: LANE
ABSTAIN: NONE
ABSENT: EMBREE, ARNAZ

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,

Amanda Palmer, SECRETARY

APPROVED:

Ross Jackson, CHAIRMAN

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Lake Forest Business Park Tentative Parcel Map
PROPOSAL	Request for approval of a Tentative Parcel Map to subdivide an existing 4.8-acre property into two individual parcels and a request for a determination that the project is exempt from CEQA
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions of approval
OWNER/APPLICANT	Merced Bar, LLC/R.E.Y. Engineers
LOCATION	181 Blue Ravine Road and 105 Lake Forest Way
ASSESSOR'S PARCEL NO	069-0240-021
GENERAL PLAN DESIGNATION	IND (Industrial/Office Park)
ZONING	M-L PD (Limited Manufacturing, Planned Development District)
ADJACENT LAND USES/ZONING:	North: Commercial Development (M-L PD) with Woodmere Road Beyond South: Blue Ravine Road with Commercial Development (M-1 PD) Beyond East: Commercial Development (C-2 PD) with Folsom Boulevard Beyond West: Commercial Development (M-L PD) with Lake Forest Way Beyond
SITE CHARACTERISTICS	The project site is fully developed with two, single-story commercial office and manufacturing buildings (31,244 square feet and 41,472 square feet respectively) and associated site improvements including four

driveways, drive aisles, parking, site lighting, and site landscaping

PREVIOUS ACTION

City Council approval of the Lake Forest Technical Center in 1980

FUTURE ACTION

Approval of the Parcel Map

APPLICABLE CODES

FMC 16.24, Parcel Maps
FMC 17.32, Limited Manufacturing District
FMC 17.57, Parking Requirements

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines

ATTACHMENTS

1. Vicinity Map
2. Tentative Parcel Map, dated October, 2016
3. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

In 2000, the City Council approved development of the Lake Forest Technical Center on a 79-acre property generally located west of Folsom Boulevard at Blue Ravine Road. The Lake Forest Technical Center was subsequently developed with a mixture of industrial, warehouse, office, and retail land uses. The subject property was developed with two, single-story commercial buildings in 1984 and is currently partially-occupied by a company called Polyremedy.

APPLICANT'S PROPOSAL

The applicant, R.E.Y. Engineers, is requesting approval of a Tentative Parcel Map to subdivide an existing 4.8-acre parcel located within the Lake Forest Technical Center at 181 Blue Ravine Road and 105 Lake Forest Way into two individual parcels. Proposed Parcel 1, which includes an existing single-story, 31,244-square-foot commercial building, will be 2.046-acres in size. Parcel 2, which includes an existing single-story, 41,472-square-foot commercial building, will be 2.808-acres in size. The applicant is also proposing that each new parcel have its own driveways, drive aisles, parking spaces, landscaping, and lighting. In addition, the applicant is proposing to dedicate reciprocal access easements for common use of the project driveways on Blue Ravine Road and Lake Forest Way, drive aisles and parking spaces.

GENERAL PLAN AND ZONING COMPLIANCE

The General Plan land use designation of the site is IND (Industrial/Office Park) and the zoning for the site is M-L PD (Limited Manufacturing, Planned Development District). The project is consistent with both the General Plan land use designation and the Zoning designation for the site, as commercial development is identified as a permitted land use in the Folsom Municipal Code (FMC, Section 17.32). In addition, the proposed project (which includes creation of two separate parcels) meets all of the development requirements set forth in the Lake Forest Technical Center Design Guidelines including minimum lot area, minimum lot width, maximum building coverage, building setbacks, and parking.

TENTATIVE PARCEL MAP

As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map to subdivide the 4.8-acre project site into two separate parcels with the intent of allowing each parcel to be sold and operated independently from the other parcel. The newly created parcels, which are 2.046-acres (Parcel 1) and 2.808-acres (Parcel 2) in size respectively, will include existing buildings, driveways, drive aisles, parking spaces, lighting, and landscaping. In addition, the new parcels will share driveway access off of Blue Ravine Road and Lake Forest Way. Staff recommends that the applicant dedicate reciprocal access easements for driveway access, parking, trash/recycling, landscaping, sewer, water, and fire protection systems. Condition No. 11 is included to reflect this requirement.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE LAKE FOREST BUSINESS CENTER TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-11);

GENERAL FINDINGS

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

CEQA FINDING

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15315 (MINOR LAND DIVISIONS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

TENTATIVE PARCEL MAP FINDINGS

- D. THE PROPOSED TENTATIVE PARCEL MAP IS CONSISTENT WITH THE GENERAL PLAN, THE CITY'S SUBDIVISION ORDINANCE, AND OTHER APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- E. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE PROPOSED IMPROVEMENTS WILL NOT CAUSE ENVIRONMENTAL DAMAGE OR INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- F. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PUBLIC HEALTH OR SAFETY PROBLEMS.
- G. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.
- H. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.
- I. THE SITE IS PHYSICALLY SUITABLE FOR THE DENSITY OF DEVELOPMENT.

Submitted,



DAVID E. MILLER, AICP

Community Development Director

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR THE LAKE FOREST BUSINESS PARK
TENTATIVE PARCEL MAP (PN 16-334)**

	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Tentative Parcel Map, dated October, 2016 <p>The project is approved for the Lake Forest Business Park Tentative Parcel Map, which includes subdividing an existing 4.8-acre parcel into two individual parcels. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	M	CD (P)(E)
2.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (January 18, 2019). 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>	M	CD (P)
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

DEVELOPMENT COSTS AND FEE REQUIREMENTS

4.	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.	M	CD (P)(E)
5.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	M	CD (P)(E)
7.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	M	CD (P)(E)
MAP REQUIREMENTS			
8.	The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
9.	The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
10.	The owner/applicant shall dedicate all reciprocal access easements for driveway access, parking, sewer, water, landscape, and fire protection systems on the Parcel Map.	M	CD (E)
11.	The owner/applicant shall provide separate water meters and RP devices for each individual parcel.	M	CD (E)

Attachment 1

Vicinity Map

LAKE FOREST BUSINESS PARK

CITY OF FOLSOM, CALIFORNIA

SCALE: 1"=100'

JULY 2016

R. E. Y. ENGINEERS, Inc. 



VICINITY MAP

Attachment 2

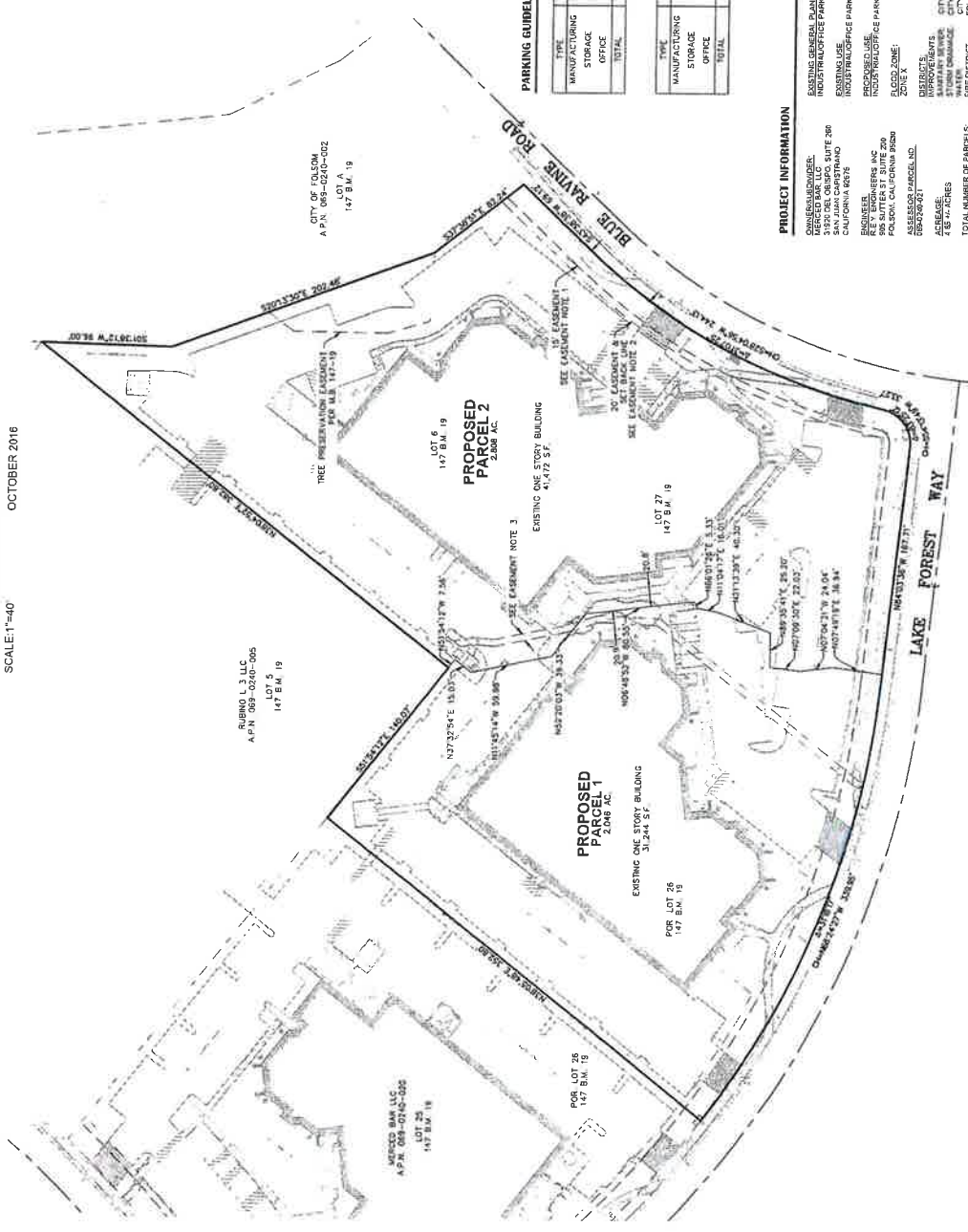
Tentative Parcel Map, Dated October, 2016

TENTATIVE PARCEL MAP

LAKE FOREST BUSINESS PARK

PARCEL B OF CERTIFICATE OF COMPLIANCE 840723-1200 O.R.

CITY OF FOLSOM, CALIFORNIA
OCTOBER 2016
SCALE: 1"=40'



PARKING GUIDELINES (LAKE FOREST TECHNICAL CENTER DEVELOPMENT STANDARD)

TYPE	PERCENTAGE	BUILDING SF	REQUIRED STALLS	EXISTING STALLS
MANUFACTURING	45%	14,080	(1/200 S.F.) 70	7
STORAGE	45%	14,080	(1/2,000 S.F.) 7	7
OFFICE	10%	3,174	(1/250 S.F.) 12	
TOTAL			49	107

TYPE	PERCENTAGE	BUILDING SF	REQUIRED STALLS	EXISTING STALLS
MANUFACTURING	45%	18,862	(1/200 S.F.) 94	37
STORAGE	45%	18,862	(1/2,000 S.F.) 9	
OFFICE	10%	4,197	(1/250 S.F.) 17	
TOTAL			110	156

PROJECT INFORMATION

OWNER: MERCEDES BAR LLC, 300 FOLSOM AVE., FOLSOM, CA 95630
 PROJECT: LAKE FOREST BUSINESS PARK
 PREPARED BY: REV ENGINEERS INC., 225 S. WILSON AVE., SUITE 300, FOLSOM, CA 95630
 DATE: OCTOBER 2016
 SCALE: 1"=40'
 SHEET: 241 OF 242
 TOTAL SHEETS: 242



NOTES:

1. TOPOGRAPHIC SURVEY DATA, EXHIBIT A, IS BASED ON AN ALABAMA SURVEY PREPARED AND RECORDED IN THE COUNTY OF SACRAMENTO, CALIFORNIA, ON NOVEMBER 17, 2010 AND REVISED JANUARY 26, 2011.
2. LOT LINE MEETS AT BUILDING SETBACK LINE REQUIREMENT.
3. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

EASEMENT NOTES:

1. 30' EASEMENT FOR PLANTING AND MAINTENANCE TREES, ELECTRIC LINES, WATER CONTROL DEVICES, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR.
2. 30' EASEMENT FOR LIGHT AND AIR PERMITS PER M.S. 14.11.19.
3. 30' EASEMENT FOR LANDSCAPE, UTILITIES AND VENTILATION PURPOSES PER 6600 O.R. 639.
4. BOOK REF OF DEEDS, PAGE 114 CANNOT BE PLOTTED FROM RECORD.

Attachment 3
Site Photographs





PLANNING COMMISSION STAFF REPORT

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

PREVIOUS ACTION

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

FUTURE ACTION

Issuance of Building and Grading permits

APPLICABLE CODES

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

ENVIRONMENTAL REVIEW

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

ATTACHED REFERENCE MATERIAL

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

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

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

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

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

APPLICANT'S PROPOSAL

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

GENERAL PLAN AND ZONING CONSISTENCY

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

LAND USE COMPATIBILITY

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

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

PLANNED DEVELOPMENT PERMIT

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

Development Standards

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

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

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

Traffic, Access, and Circulation

Existing Roadway Network:

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

Traffic Impacts:

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

Project Access and On-Site Circulation:

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

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

Off-Site Improvements

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

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

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

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

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

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

Parking

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

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

Noise

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

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

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

Site Lighting

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

Trash/Recycling Enclosure/Emergency Generator Enclosure

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

Signage

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

Grading and Drainage

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

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

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

Existing and Proposed Landscaping

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

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

Architecture/Design

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

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

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

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

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

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

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

ENERGY AND WATER CONSERVATION

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

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. The proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Section 13.26 Water Conservation), or amended from time to time. Condition No 51 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

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

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

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

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

RECOMMENDATION/PLANNING COMMISSION ACTION

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

GENERAL FINDINGS

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

CEQA FINDINGS

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

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- L. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS
- M. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.

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

Submitted,

DAVID E. MILLER, AICP
Community Development Director

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR NATURAL RESULT MEDICAL OFFICE AND SURGERY CENTER
 PLANNED DEVELOPMENT PERMIT (PN 16-339)
 SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE**

Mitigation Measure		When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Preliminary Site Plan, dated October 21, 2016 • Preliminary Grading and Drainage Plan, dated October 19, 2016 • Preliminary Utility Plan, dated October 19, 2016 • Preliminary Landscape Plan, dated October 21, 2016 • Building Elevations, dated October 21, 2016 • Color Building Renderings, dated October 13, 2016 <p>This approval is for the Natural Result Medical Office and Surgery Center Planned Development Permit project, which includes development of an 11,000-square-foot building and associated site improvements on a 1.91-acre site located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	I, B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (January 18, 2019). 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 NATURAL RESULT MEDICAL OFFICE AND SURGERY CENTER
PLANNED DEVELOPMENT PERMIT (PN 16-339)**

SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE

Mitigation Measure		When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P) (E)

**CONDITIONS OF APPROVAL FOR NATURAL RESULT MEDICAL OFFICE AND SURGERY CENTER
PLANNED DEVELOPMENT PERMIT (PN 16-339)
SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE**

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

SITE DEVELOPMENT REQUIREMENTS

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

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

27.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)
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TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS		
29.	A "STOP" sign and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the intersection of the southern terminus of the drive aisle located in the southwest corner of the project site and the project driveway drive aisle.	I
30.	The owner/applicant shall provide a minimum of 72 on-site parking spaces.	I, B
31.	The owner/applicant shall modify the existing Parking Easement Agreement to reflect the modifications to the location of the 20 parking spaces as shown on the submitted site plan. In addition, the modified Parking Easement Agreement shall be recorded by the owner/applicant with the County of Sacramento and a copy provided to the City prior to issuance of a building permit for the proposed project.	B
32.	The owner/applicant shall provide nine (9) bicycle parking spaces at a location in close proximity to the primary building entrance to the satisfaction of the Community Development Department.	I
LANDSCAPE/TREE PRESERVATION REQUIREMENTS		
33.	The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B
34.	Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of a Building Permit. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> . The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. The landscape and irrigation plans shall also comply with the City's Model Water Efficiency Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I, B

	The final landscape plan shall meet the City shade requirement by providing 40% shade coverage in the parking lot area within fifteen (15) years.	I, B, OG	CD (P)(E)
CULTURAL RESOURCE REQUIREMENTS			
35.	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 shall be 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)
36.	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 descendant. The descendant will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I	CD (P)(E)
AIR QUALITY REQUIREMENTS			
37.	In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
38.	In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
39.	Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

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

42.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	G, I, B	CD (P)(E)
43.	Roof-mounted equipment shall not extend above the height of the parapet walls. In addition, ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.	B	CD (P)(E)

GRADING REQUIREMENTS

44.	The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I	CD (E)
45.	Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I	CD (E)

OTHER AGENCY REQUIREMENT

46.	The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I	CD (P)(E)
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FIRE DEPARTMENT REQUIREMENTS

47.	<p>The owner/applicant shall enter into a Fuel Modification Agreement (FMA) with the City to address the open space area to the east of the project site. The Community Development Department and the Fire Department shall be responsible for the review and approval of all residential structures, retaining walls, fencing, and landscaping with respect to fire protection and the specific requirements related to the FMA. The FMA agreement shall include, at a minimum, the following requirements:</p> <ul style="list-style-type: none"> • The FMA shall be kept free from dry brush and grass. Tree canopies shall be trimmed 8-feet above grade to eliminate “fire ladders”. Dead material shall be removed annually from trees. If landscape materials are introduced into the FMA, the said materials shall be low growing plants with fire resistance qualities to the satisfaction of the Community Development Department and the Fire Department. • Structures shall not be located in the FMA. The commercial building within the project site shall be constructed from fire resistant materials including but not limited to stucco, concrete boards, stone, and concrete. Retaining walls, if required, within or adjacent to the FMA shall be made from concrete, concrete blocks, or similar materials. Wood retaining walls shall be prohibited. • If applicable, tubular steel fencing shall be used within or adjacent to the FMA. Wood fencing shall be prohibited. 	B, OG	FD
48.	<p>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.</p>	I	FD
49.	<p>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.</p>	I, B	FD

POLICE/SECURITY REQUIREMENTS

50.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
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MISCELLANEOUS REQUIREMENTS

51.	<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P)(E)
52.	<p>The owner/applicant shall widen southbound East Bidwell Street (provide third southbound travel lane) and construct associated frontage improvements from Creekside Drive to the approximate eastern property boundary to the satisfaction of the Community Development Department. In addition, the owner/applicant shall enter into a credit/reimbursement agreement with the City to pay the cost of constructing the aforementioned improvements.</p>	I	CD (P)(E)
53.	<p>The existing overhead utility lines (including overhead poles) located along East Bidwell Street and all future utility lines, lower than 69 KV, shall be placed underground within and along the perimeter of the project at the owner/applicant's cost. Any deviation from the aforementioned requirement is subject to review and approval by the City Council.</p>	I	CD (P)(E)

54.		<p>The owner/applicant shall dedicate the necessary additional public right-of-way for the widening of East Bidwell Street to the satisfaction of the Community Development Department. In addition, the underground utility lines shall be placed in a dedicated public utility easement outside and adjoining the limits of the public right-of-way for the widening of East Bidwell Street.</p>	I	CD (P)(E)
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Attachment 1

Vicinity Map

Vicinity Map



Attachment 2

Preliminary Site Plan, dated October 21, 2016

THE NATURAL
RESULT / ASC
EAST BIDWELL
STREET &
CREEKSIDE DRIVE
EGLISUM, CA, 95630
NEW PLAN

REVISIONS

JOB NO.	14228-00
DRAWN	AS NOTED
DATE	10.21.2018
SCALE	AS NOTED
FILENAME	www.williams+paddon.com



NEW PROJECT DATA	
ASSESSOR PARCEL NUMBER:	071-181-01-000
EXISTING ZONING:	BP 4 PG (BUSINESS AND PROFESSIONAL PLANNED DEVELOPMENT DISTRICT)
EXISTING PLAN AND USE DESIGNATION:	CA (SPECIALTY COMMERCIAL)
OCCUPANCY TYPE:	0 - MEDICAL OFFICE BUILDING
NO. OF STORIES:	1 - STORY BUILDING
BUILDING AREA:	11,000.00 SF
SITE AREA:	1.97 ACRES
BUILDING REQUIREMENTS:	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL PARKING REQUIRED:	55 SPACES (INCLUDING 2 HANDICAP STALLS)
TOTAL PARKING PROVIDED:	55 SPACES (INCLUDING 5 HANDICAP STALLS)
LANDSCAPE LABEL REQUIREMENTS:	TO BE MIN. 1% OF TOTAL PARKING AREA
TOTAL PARKING AREA:	41,854 SF
TOTAL LANDSCAPE PROVIDED:	22,285 SF (53% OF TOTAL PARKING AREA)

PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"
 05/18/2018

PARCEL 2
216 PM 5

Attachment 3

**Preliminary Grading and Drainage Plan,
Dated October 19, 2016**

Attachment 4

Preliminary Utility Plan, dated October 19, 2016

Attachment 5

Preliminary Landscape Plan, dated October 21, 2016

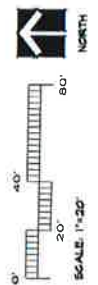


CONCEPT PLANT SCHEDULE

- LARGE SHADE TREE:**
 - 1. Mature Oak
 - 2. Mature Maple
 - 3. Mature Elm
 - 4. Mature Birch
 - 5. Mature Redwood
 - 6. Mature Sequoia
 - 7. Mature Sycamore
 - 8. Mature Willow
 - 9. Mature Cottonwood
 - 10. Mature Juniper
 - 11. Mature Cypress
 - 12. Mature Palm
 - 13. Mature Bamboo
 - 14. Mature Dogwood
 - 15. Mature Magnolia
 - 16. Mature Pecan
 - 17. Mature Hickory
 - 18. Mature Walnut
 - 19. Mature Chestnut
 - 20. Mature Linden
 - 21. Mature Linden
 - 22. Mature Linden
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 - 26. Mature Linden
 - 27. Mature Linden
 - 28. Mature Linden
 - 29. Mature Linden
 - 30. Mature Linden
- MEDIUM SHADE TREE:**
 - 1. Mature Oak
 - 2. Mature Maple
 - 3. Mature Elm
 - 4. Mature Birch
 - 5. Mature Redwood
 - 6. Mature Sequoia
 - 7. Mature Sycamore
 - 8. Mature Willow
 - 9. Mature Cottonwood
 - 10. Mature Juniper
 - 11. Mature Cypress
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 - 29. Mature Linden
 - 30. Mature Linden
- SMALL SHADE TREE:**
 - 1. Mature Oak
 - 2. Mature Maple
 - 3. Mature Elm
 - 4. Mature Birch
 - 5. Mature Redwood
 - 6. Mature Sequoia
 - 7. Mature Sycamore
 - 8. Mature Willow
 - 9. Mature Cottonwood
 - 10. Mature Juniper
 - 11. Mature Cypress
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 - 28. Mature Linden
 - 29. Mature Linden
 - 30. Mature Linden

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
LARGE SHADE TREE	11 (462) = 10382	5 (722) = 3910	18 (480) = 7946	1 (240) = 240
TOTAL PAVED AREA	36,718 s.f.	14,805 s.f.	23,228 s.f.	60%
SHADE PROVIDED				
PERCENT SHADE				



Attachment 6

Building Elevations, dated October 21, 2016

21'-0"
 18'-0"
 13'-0"
 8'-0"
 5'-0"



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

21'-0"
 18'-0"
 13'-0"
 8'-0"
 5'-0"



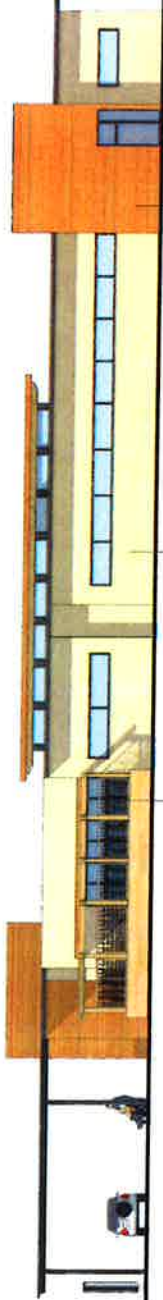
2
NORTHWEST ELEVATION
1/8" = 1'-0"

21'-0"
 18'-0"
 13'-0"
 8'-0"
 5'-0"



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

21'-0"
 18'-0"
 13'-0"
 8'-0"
 5'-0"

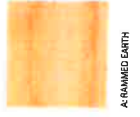


4
SOUTHEAST ELEVATION
1/8" = 1'-0"



KAUFMAN MEDICAL OFFICE BUILDING

FOLSOM, CA
OCTOBER 21, 2016



A. RAMMED EARTH



B. NICHIA WOOD WALL PANEL



C. STUCCO

Attachment 7

Color Building Renderings, dated October 13, 2016

OPTION 1 — ENTRANCE



OPTION 1 — ENTRANCE

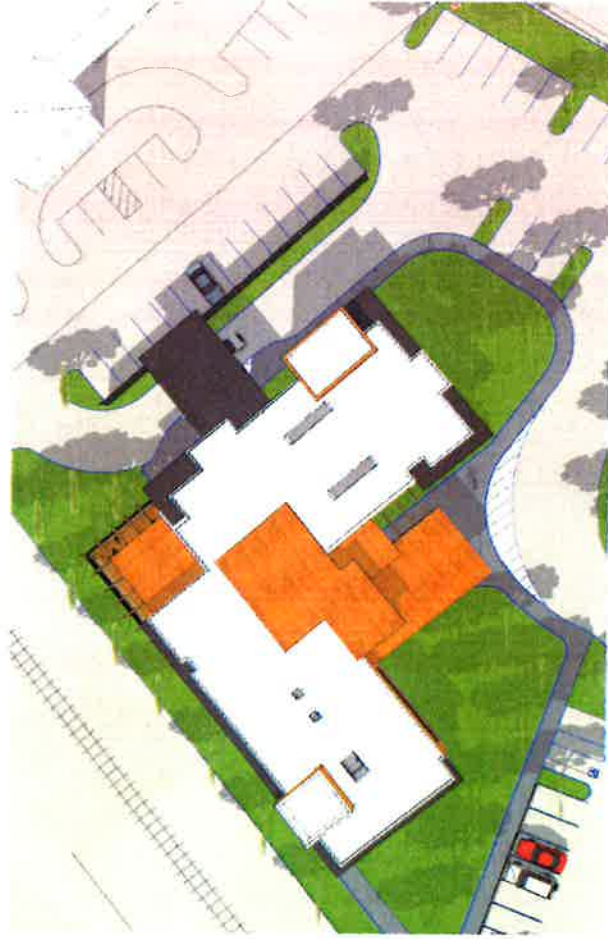


KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

OPTION 1 — ROOF



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016



OPTION 1 — ROOF



OPTION 1 — INTERIOR_LOBBY



OPTION 1



KAUFMAN ASC
SCHEMATIC DESIGN

October, 13, 2016

Attachment 8

Site Photographs











PLANNING COMMISSION STAFF REPORT

PROJECT TITLE: Sutter Health Folsom Urgent Care Planned Development Permit Modification for Illuminated Signage

PROPOSAL: To consider a request for approval of a Planned Development Permit Modification for illumination of existing wall signage at the Sutter Health Folsom Urgent Care building at 2575 E. Bidwell Street, Suite 100 and request for a determination that the project is exempt from CEQA.

RECOMMENDED ACTION: Approve, based on findings and subject to conditions

APPLICANT/OWNER: GNU Group/JDMN26 Investors II, LLC.

LOCATION: 2575 E. Bidwell Street, Suite 100

GENERAL PLAN DESIGNATION: Specialty Commercial (CA)

ZONING: Business Professional, Planned Development District (BP PD)

ADJACENT LAND USES/ZONING:

- North: E. Bidwell St. with vacant land (C-3 PD zoning) and Folsom Lake College (A-1-A zoning) beyond
- South: Folsom Retail Center (zoned C-3 PD)
- East: E. Bidwell St. with the College Point Business Park (zoned M-L SP 95-1) beyond
- West: Folsom Self Storage (zoned C-3 PD)

SITE CHARACTERISTICS: The project site is developed with medical offices and associated site improvements

PREVIOUS ACTION:

Planning Commission approval of:

- PN97-101, Broadstone Corporate Center TPM, PD, CUP
- PN02-427, Tentative Parcel Map for Parcel 9 of Broadstone Corporate Center
- PN02-460, East Bidwell Professional Center TPM and PD
- PN05-060, Folsom Health and Wellness CUP for Fitness Center
- PN06-041, Folsom Health and Wellness PD Permit Modification

FUTURE ACTION:

Issuance of Sign and Building Permits

APPLICABLE CODES:

FMC Section 17.38; Planned Development District
FMC Section 17.59; Signs

ENVIRONMENTAL REVIEW:

This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Proposed Signage Illumination, dated October 18, 2016
3. Applicant Narrative, dated December 12, 2016

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

On December 4, 2002, the Planning Commission approved a request by Carson Development and Catlin Properties for a Tentative Parcel Map to subdivide a 15,000-square-foot office building into six office condominiums, and a Planned Development Permit to develop five, one story and one, two-story office buildings totaling 77,344 square feet located on the project site.

Included with the planned development was the approval to construct project identification signs and two monument signs for the office complex. Carson Development then elected to construct both monuments to the north of Nesmith Court.

On March 16, 2005, the Planning Commission approved a Conditional Use Permit to allow for the operation of a fitness center in conjunction with a physical therapy office.

On March 15, 2006, the Planning Commission approved a Planned Development Permit Modification to allow an additional 24-square-foot monument sign for the East Bidwell Professional Center.

Finally, on December 13, 2016, Staff approved a sign permit for the Sutter Health Sutter Medical Foundation building for a 42-square-foot non-illuminated “Sutter Health Sutter Medical Foundation” wall sign, a 12-square-foot non-illuminated “Urgent Care” non-commercial wall sign, and a 24-square foot externally-illuminated metal monument sign attached to an existing retaining wall. These signs have since been installed.

APPLICANT’S PROPOSAL

The applicant, GNU Group, is requesting approval of a Planned Development Permit Modification to illuminate two signs for Sutter Health Folsom Urgent Care. Specifically, they are requesting halo illumination for the existing 42-square-foot “Sutter Health Sutter Medical Foundation” sign on the north elevation and internal illumination of the existing 12-square-foot “Urgent Care” sign on the southeast elevation of the building.

GENERAL PLAN/ZONING CONFORMANCE

The General Plan land use designation for the property is Specialty Commercial (CA), and the zoning designation is Business and Professional, Planned Development District (BP PD). The zoning designation is consistent with the General Plan designation.

Folsom Municipal Code (FMC) Section 17.59.040B allows for one non-illuminated wall sign per business or entity with an area of 0.5 square feet for each 1 lineal foot of primary building frontage up to a maximum sign area of 50 square feet for professional office, business park, industrial, hospital, and other similar uses. There is no specific sign criteria for the East Bidwell Professional Center, but additional monument signage for the center was approved by the Planning Commission in 2006.

Approved signage at 2575 E. Bidwell St. includes a 42-square-foot non-illuminated “Sutter Health Sutter Medical Foundation” wall sign, a 12-square-foot non-illuminated “Urgent Care” wall sign, and a 24-square foot externally-illuminated metal monument sign attached to an existing retaining wall. Staff considers the Urgent Care sign as a non-commercial sign consistent with FMC Section 17.59.030C.

Illumination of the two existing wall signs is proposed (including halo-illuminating the 42-square-foot “Sutter Health Sutter Medical Foundation” sign on the north elevation and internally-illuminating the 12-square-foot “Urgent Care” sign on the southeast elevation of the building). Only non-illuminated wall signage is allowed per business or entity. As such, per FMC Section 17.59.050F a Planned Development Permit Modification is needed to allow for the proposed illumination.

LAND USE COMPATIBILITY

The project site is adjacent to other commercial uses and is located along an arterial roadway. Potential impacts to adjacent uses, including traffic, noise, and lighting were addressed in the Mitigated Negative Declaration for the East Bidwell Professional Center Tentative Parcel Map and Planned Development Permit (PN02-460).

No residentially-zoned land would be in view of the proposed sign illumination. The halo-illuminated “Sutter Health Sutter Medical Foundation” sign would be visible from the major arterial E. Bidwell St. and the College Point Business Park and Folsom Lake College beyond. The internally-illuminated “Urgent Care” sign would be visible from the Folsom Retail Center and College Point Business Park. Neither of these signs would be detrimental to these surrounding commercial, educational and office properties.

STAFF ANALYSIS

In evaluating the applicant’s request to modify the East Bidwell Professional Center Planned Development Permit in order to provide illuminated wall signage, City staff considered a variety of factors including: existing signage, site-specific constraints, the size and location of the proposed illuminated signs, and surrounding uses.

Existing businesses within the Planned Development include professional and medical offices. The buildings at 2505-2545 E. Bidwell St. have small non-illuminated metal wall signs for each business, a non-illuminated metal “East Bidwell Professional Center” sign on the rock wall on the corner of E. Bidwell St. and Nesmith Ct. and a non-illuminated directory sign at the entry of the rear parking lot on Nesmith Ct.

The Sutter Health Folsom Urgent Care Center is open in the evenings, and therefore, illuminated signage would be needed to identify the center after dark for those seeking services at the building. The proposed halo illumination of the “Sutter Health Sutter Medical Foundation” sign on the north elevation would be visible to drivers travelling east on E. Bidwell St. The proposed illumination of the non-commercial “Urgent Care” sign on the southeast elevation of the building serves the purpose of making the center easily visible to traffic travelling west on E. Bidwell St., which would otherwise not have any visible signage in the evenings.

One of the primary purposes 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. In relation to this particular application, staff does not believe that the existing Planned Development Permit provides sufficient sign identification for the urgent care due to visual site limitations, especially in the evening. Staff has concluded that there is merit to the proposal to add halo illumination to the “Sutter Health Sutter Medical Foundation” sign and internal illumination to the “Urgent Care” sign, thus a revision to the East Bidwell Professional Center Planned Development Permit is appropriate. In addition, staff has determined that the proposed sign illumination is compatible with existing signs and design elements within the center.

ENVIRONMENTAL ANALYSIS

The project is exempt from the provisions of the California Environment Quality Act (CEQA), under Section 15301, Existing Facilities, of the CEQA Guidelines.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR ILLUMINATION OF EXISTING WALL SIGNAGE AT THE SUTTER HEALTH FOLSOM URGENT CARE BUILDING AT 2575 E. BIDWELL ST., SUITE 100 (PN 16-380)

WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-3):

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.
- C. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA), UNDER SECTION 15301, EXISTING FACILITIES, OF THE CEQA GUIDELINES

CEQA FINDING

- D. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- E. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- F. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- G. THE PROPOSED PROJECT MAINTAINS PHYSICAL, FUNCTIONAL, AND VISUAL COMPATIBILITY WITH THE EAST BIDWELL PROFESSIONAL CENTER PLANNED DEVELOPMENT AND NEIGHBORING USES AND NEIGHBORHOOD CHARACTERISTICS.
- H. THE PROPOSED PROJECT WILL HAVE NO EFFECT ON THE AVAILABILITY OF NECESSARY PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWAGE, AND DRAINAGE, WHICH ALREADY EXIST ON THE PROJECT SITE.
- I. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- J. THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING STREETS AND WILL HAVE NO EFFECT ON INTERNAL TRAFFIC CIRCULATION, INCLUDING INGRESS

AND EGRESS.

- K. THE PROPOSED PROJECT WILL HAVE NO EFFECT ON EXISTING SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES FOR THE PROJECT SITE.
- L. THE PROPOSED SIGN CRITERIA 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.

Submitted,



DAVID E. MILLER, AICP
Community Development Director

CONDITIONS OF APPROVAL

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the items referenced below:
 - a) Proposed Signage Illumination, dated October 18, 2016
3. A Building Permit shall be issued on the project within one year of the date of this approval (January 18, 2018).

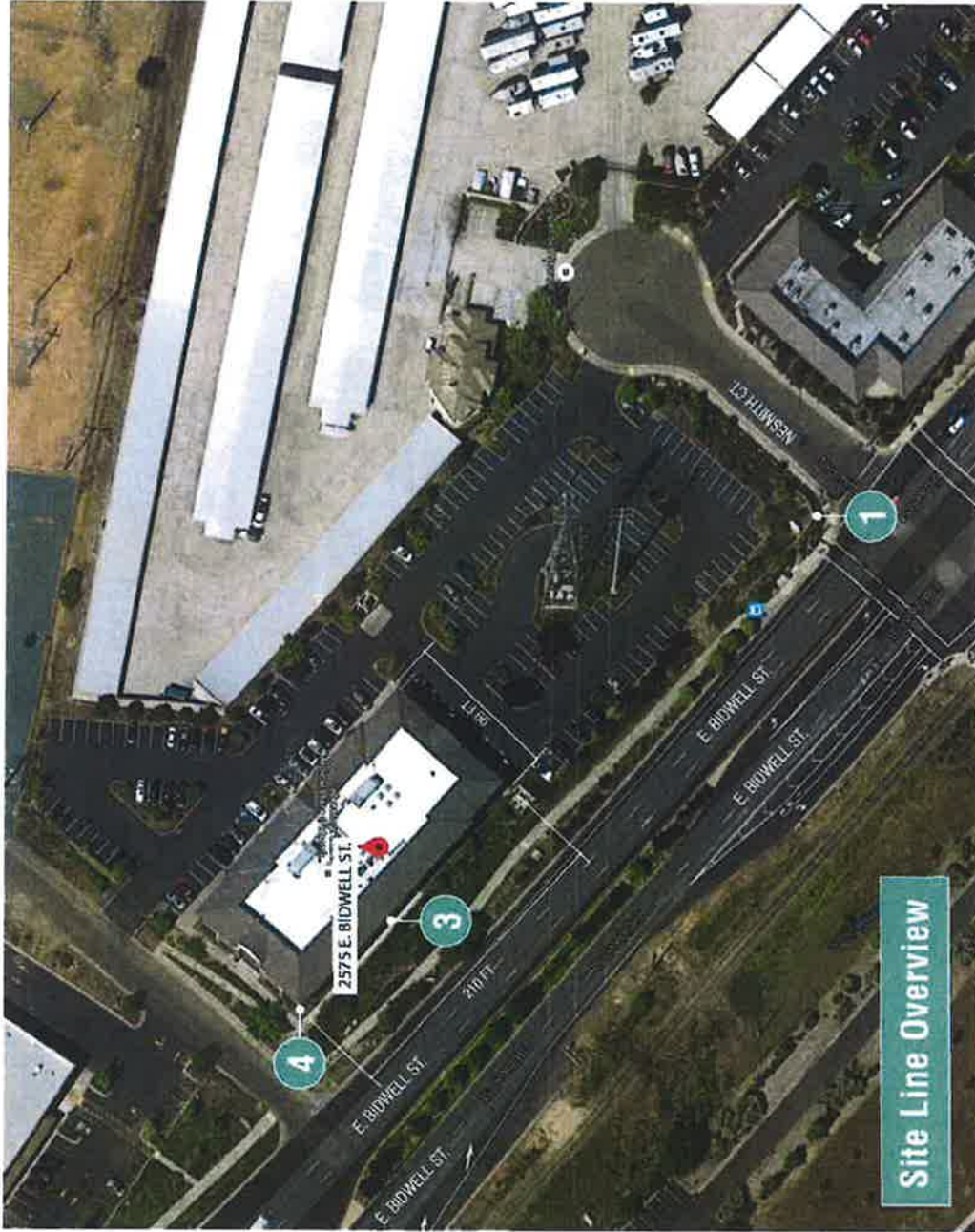
Attachment 1

Vicinity Map



Attachment 2

Proposed Signage Illumination, dated October 18, 2016



Site Line Overview

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4000 MacArthur Blvd., Suite 400
Alhambra, California 91806

626-974-8225 Telephone
 626-447-2329 Facsimile

Sutter Health - Folsom
 Design Snapshot™ Package

September 22, 2016
 16.1942.01

Location 3



42' - sq. ft.



3440 Mt. Diablo Blvd.
Lafayette, California 94550
925-444-2000 Telephone
925-444-2000 Facsimile

www.sutterhealth.org

4000 MacArthur Blvd., Suite 200
Hayward, California 94542
907-877-6025 Telephone
925-444-2000 Facsimile

Sutter Health - Folsom
Design Studio, Inc. P.A.C.E.P.

September 22, 2016
16.1942.01

Location 4



3" Deep Internally Face Illuminated letters; painted returns

Urgent Care
9' - 7 1/2"

12' - sq. ft.

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3445 Mt. Diablo Blvd.
Lafayette, California 94503

825-444-2020 Telephone
825-444-2019 Facsimile

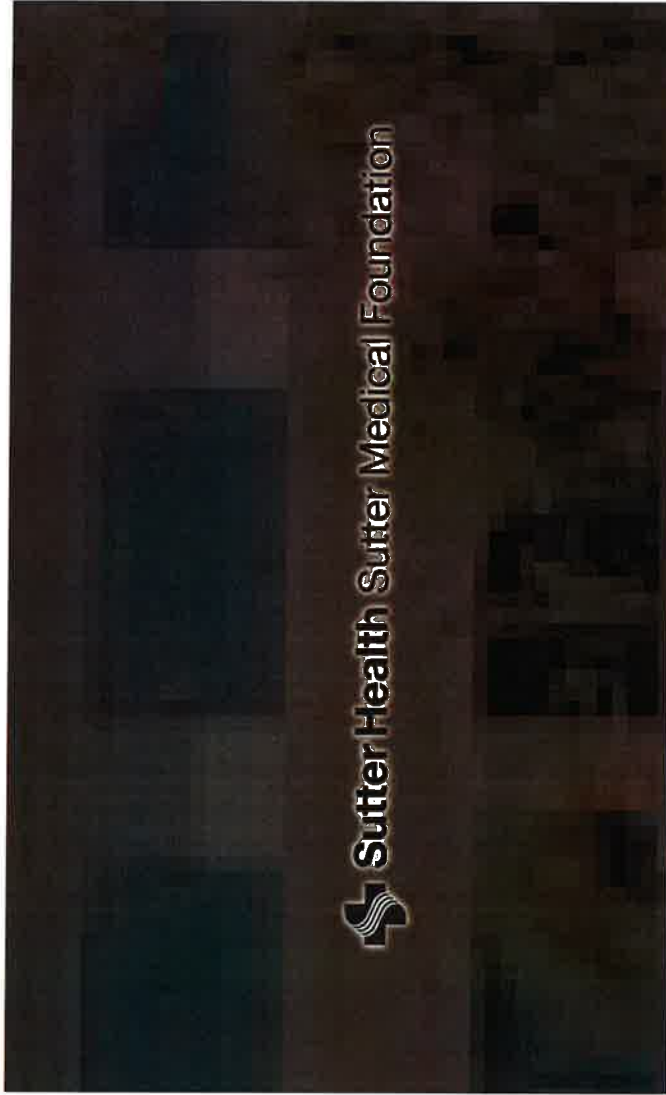
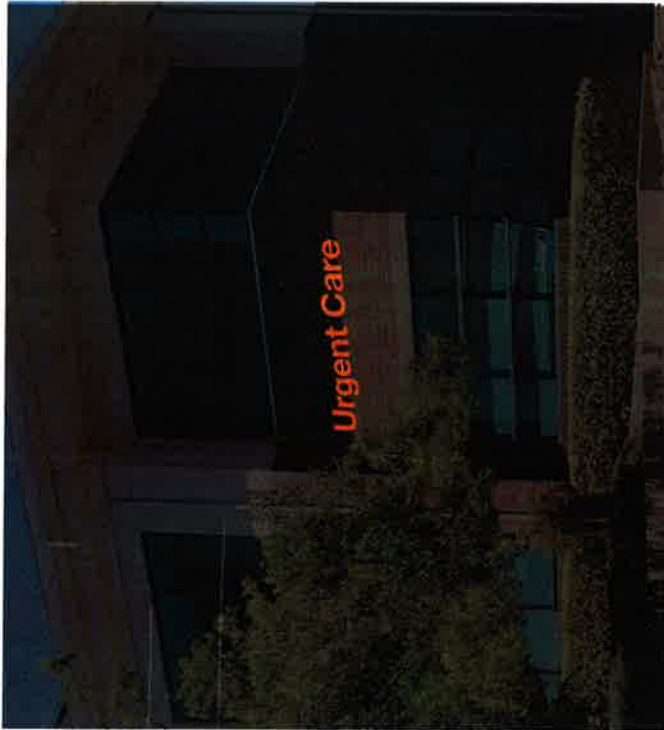
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Sutter Health - Folsom
Design Snapshot™ Package

September 22, 2016
16-1942-01



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345-46-78901 Street
 95000, California 95000

with permission from

4681 789 Street, Suite 300
 Hayward, California 94541

666-97-10015 Corporate
 995-111-2222 Corporate

Sutter Health - Folsom
 Design Snapshot™ Package

January 5, 2017
 16-1942.01

Attachment 4

Applicant Narrative, dated December 12, 2016



Exhibit A
December 12, 2016

The GNU Group, a Design and Project Management firm located in Northern California was retained by Sutter Health to establish a Master Sign Program (MSP™) to provide proper Wayfinding and Identification signage for 2975 E. Bidwell of which 70% is occupied by Sutter Health.

The major consideration for the MSP was the addition of a Sutter Health Urgent Care Office.

Some National Facts:

The growth and development of Urgent Care Medicine is fueled by frustration over long waits in the emergency room (for non-emergency care), and a reduction in available primary care appointments (often resulting in patients waiting for weeks to see their primary care physician). The growth spurt for the Urgent Care industry began in the mid – 1990s for immediate access to medical care has been the driving force behind this monumental growth.

For many patients, Urgent Care centers are the main place to go for care – especially on weekends or evenings when primary – care physicians don't have office hours. Only 29% of primary care doctors have after – hours coverage. Urgent Care centers are a boon for patients in other ways. The wait time to see a provider is typically half an hour less, compared to a multi-hour wait time in many Emergency Departments. And patients can often see a doctor, as opposed to a nurse practitioner if they go to a retail clinic. Moreover, Urgent Care centers offer imaging and other services not found in retail outlets. Employers, insurers and other payers also benefit from urgent-care centers, which charge only a fraction of what ED visit would cost. And employees can get back to work sooner instead of spending half day in the ED.

The extended hours and immediate availability of care at Urgent Care centers provides convenience for patients. As the specialty of Urgent Care Medicine grows, the public is learning that Urgent Care is a better choice over the emergency room for their immediate, non-life-threatening healthcare needs.

When I traveled to the site to understand the vehicular sign, ingress, egress etc., I found a number of challenges:

- A monument sign that sat about 15 feet above the street level – as the building site is elevated above the sites east and west of it.
- Copy too small on the monument to read in advance to safely identify the building site entry. When headed east on Bidwell
- No ability to identify the building when headed west on Bidwell

I began to have conversations with Josh Kinkade, Assistant Planner and finally with Scott Johnson AICP, Planning Manager.



In summary, this final design package has received staff's recommendation and the following will occur with its implementation.

- Urgent Care can easily be seen by vehicular traffic east and west on Bidwell.
- The Sutter Health Identification is re-enforced on Bidwell.
- Illumination on the building Urgent Care sign will be needed to assist night time viewing from west bound traffic that will be 5 lanes and 1 median away from the building.
- The existing monument sign will be removed and replaced with a panel applied to the rock wall – similar to the building to the west – and clearly show the Sutter Health Urgent Care entry point.

We respectfully request Planning Commission's approval.