

RESOLUTION NO. 2002-153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR ASSESSOR PARCEL NUMBER 132-0050-003, POPPY RIDGE PLAZA EG 01-214, SUBJECT TO THE FINDINGS AND MMRP/CONDITIONS OF APPROVAL

WHEREAS, Poppy Ridge Plaza, represented by Donahue Schriber (hereinafter referred to as Applicants) filed an application with the City of Elk Grove (hereinafter referred to as City) for an East Franklin Specific Plan Amendment changing the 13 acre designation from Residential to Neighborhood Commercial (to include a land use map and text amendment), a request to Rezone 13 acres from AG-20 and RD-5 to Commercial, a Tentative Parcel Map to divide the 13 acres into eight lots, a Conditional Use Permit to authorize a six-pump gasoline station and allow specified commercial structures a maximum building height of 40-feet, and a Development Plan Review establishing design guidelines for the commercial center (Assessor Parcel Number 132-0050-003); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on July 11, 2002 and recommended City Council approval of the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE HEREBY RESOLVES AS FOLLOWS:

1. Adopt the Mitigated Negative Declaration prepared for Poppy Ridge Plaza project and direct staff to file a Notice of Determination.
2. Approve the Poppy Ridge Plaza Tentative Parcel Map (Exhibit A), the Conditions of Approval/MMRP (Exhibit B), and approve the Design Guidelines (Exhibit C), and the Sign Guidelines (Exhibit D) based on the following findings and subject to the approval of the General Plan Amendment (Exhibits C & D are incorporated by reference and on file in the office of the City Clerk).
 - a. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential

environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

- b. **Finding:** Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Parcel Map.

- a. The proposed map is consistent with the proposed amendment to the General Plan and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of commercial development and will be consistent with the proposed General Plan Amendment.
- d. The site is appropriate for the specified density of development and the applicant's proposed amendments to commercial densities as presented in the staff report.
- e. The Mitigated Negative Declaration prepared for Poppy Ridge Plaza project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.
- f. The Mitigated Negative Declaration prepared for Poppy Ridge Plaza project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval.

g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

3. **Finding:** The establishment, maintenance or operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. (§110-30 of the City of Elk Grove Zoning Code)

Evidence: The proposed project will be consistent with the City's Zoning Code and General Plan. Furthermore, staff has identified no effects from the proposal that would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.

4. **Finding:** The project complies with the development plan review standards listed in §110-80 through §110-84 of the City's Zoning Code.

Evidence: Staff recommends this finding can be made because the project creates design guidelines to ensure an aesthetically compatible commercial project.

5. **Finding:** The overall architectural character of the "Major A" and "Shops 1 and 2" building is aesthetically enhanced by allowing the roof treatments a maximum height of 40-feet.

Evidence: Staff recommends this finding can be made because the project complies with the referenced development standards.

6. **Finding:** The subject site, relative to other potential sites, is more likely to reduce the danger from fire and explosion, and to provide for the free flow of traffic to reduce the danger of traffic accidents arising from ingress to and egress from automobile service station sites. (§340-22 of the City of Elk Grove Zoning Code)

Evidence: The subject site is located in an area designated for commercial development and the six-pump gasoline station will not adversely affect the surrounding area.

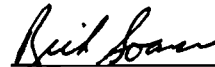
7. **Finding:** The proposed six-pump gasoline station and its site is consistent with the purposes and requirements of Chapter 40, Title III (Automobile Service Station) of the City of Elk Grove Zoning Code, of the General Plan, of any element thereof, of any community plan, or of any other pertinent ordinance, plan or program adopted by the City Council. (§340-12 of the City of Elk Grove Zoning Code)

Evidence: The proposed project will be consistent with the City's General Plan, Community Plan, Zoning Code, and all other pertinent ordinances, plans, or programs adopted by the City Council.

8. Finding: The design of the service station along with the conditions placed upon the Use Permit will reduce any adverse effects the station may have on the abutting property that is zoned Agricultural-Residential. (§340-23 of the City of Elk Grove Zoning Code)

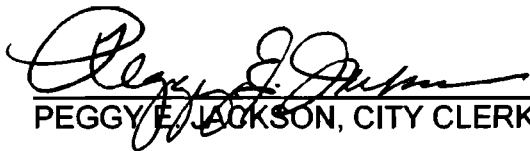
Evidence: The Zoning Code provides discretionary authority to the local governing body to determine if a project and its related conditions will reduce any adverse effects to the residents.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 21th day of August 2002.




RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

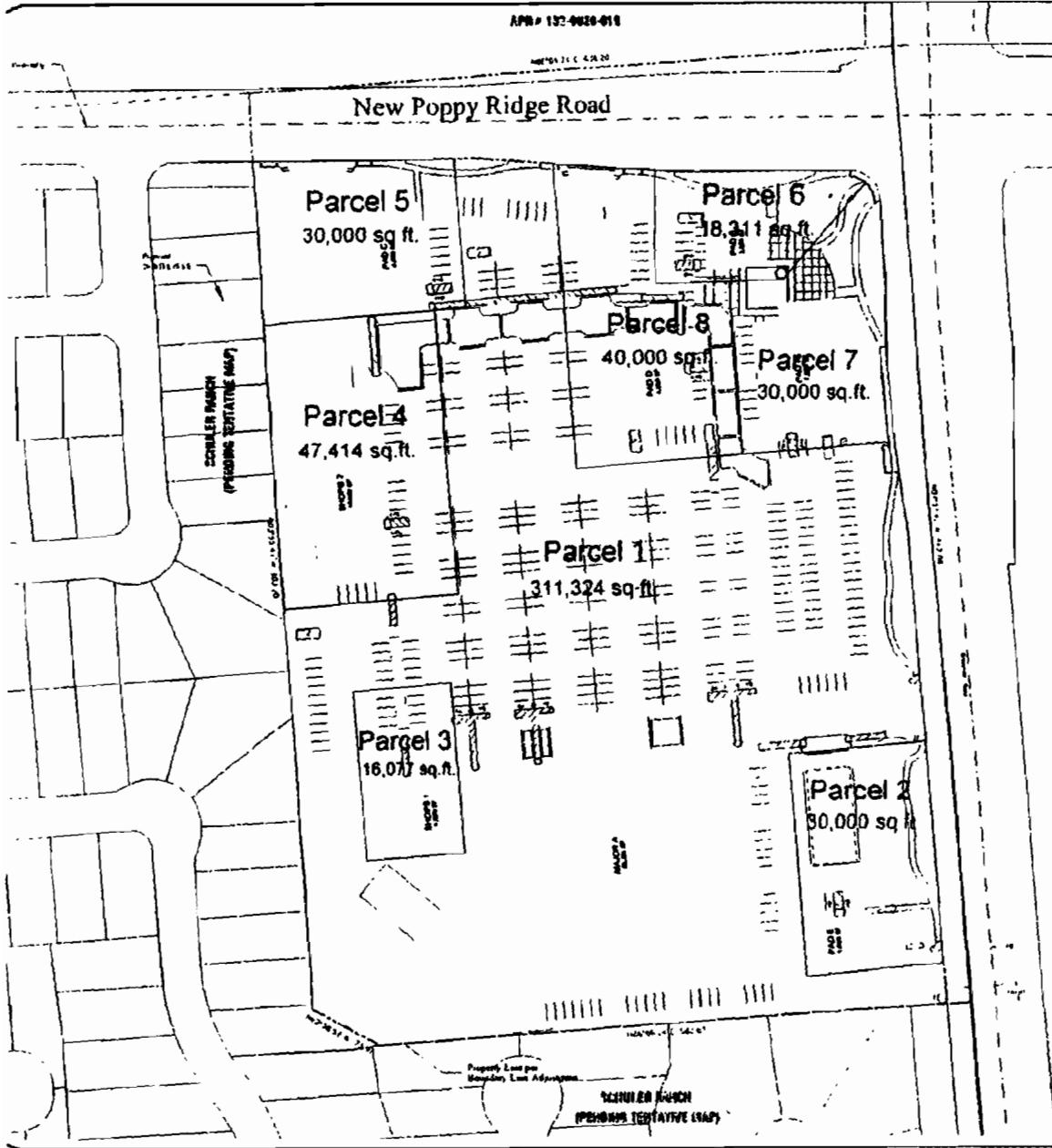
APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

AYES: Soares, Briggs, Scherman,
Leary
NOES: Cooper
ABSTAIN: None
ABSENT: None

APN # 132-0020-010



PROJECT INFORMATION

OWNER
 EDWARD B. MACKAY TRUST ET AL
 3000 BRUCEVILLE ROAD
 ELK GROVE, CA 95760

SUBMITTER
 DONALD SCHUBER
 3045 BAKER ST. SUITE 100
 COSTA MESA, CA 92626
 PH: (714) 441-1000

ENGINEER
 MACKAY AND SOMPS
 1171 TUBBETT RD. SUITE 1
 SALAMENITO, CA 94861
 PH: (415) 729-0077

ASSESSOR PARCEL NO.
 PORTION OF 132-0020-010

AREA:
 15 TRAC LOTS
 22 AC. NET

LOT COVER:
 8 COMMERCIAL LOTS

EXISTING ZONING
 RD 14-40-20

PROPOSED ZONING
 C-2

EXISTING USE:
 AGRICULTURAL-RESIDENTIAL

PROPOSED USE:
 COMMERCIAL

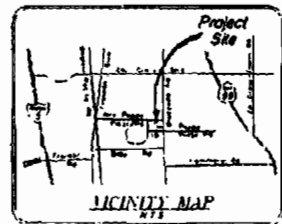
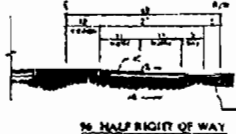
SPECIAL DISTRICTS
 BLDG. ADJ. DISTRICT
 ELK GROVE COMMUNITY SERVICES DISTRICT
 FWP
 ELK GROVE COMMUNITY SERVICES DISTRICT
 SCHOOLS
 ELK GROVE UNIFIED SCHOOL DISTRICT

WATER:
 SACRAMENTO COUNTY WATER AGENCY ZONE 4
 CITY OF ELK GROVE

STORM DRAINAGE:
 COUNTY OF SACRAMENTO

SANITARY SEWER:
 COUNTY OF SACRAMENTO

OTHER:
 DIMENSIONS & AREAS WITHIN ARE APPROXIMATE
 AND SUBJECT TO CHANGE
 *TALLS GREATER THAN 7 FEET ARE POSSIBLE ALONG
 PORTION OF THE PROJECT BOUNDARY
 *NO STRUCTURES EXIST ON THE SITE
 *TREES TO BE REMOVED PER TREE EXCISE
 *ALL SPECIAL PERMITS & AGREEMENTS ON ALL
 PARCELS PER C.C.A.



Tentative Map
Poppy Ridge Plaza

City of Elk Grove,
 Scale 1"=100'

California
 October, 2001
 Revised May, 2002

MACKAY & SOMPS
 CIVIL ENGINEERS, INC.
 SACRAMENTO, CALIFORNIA TEL: (916) 451-1000

7686-30

EXHIBIT A

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

Conditions of Approval / Mitigation Measure		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The development approved by this action is for a General Plan Amendment to change the land use designation from low-density residential to commercial, Specific Plan Amendment to amend the land use map from single-family 3-6 units and 5-8 units per acre to commercial, Rezone the parcel from AG-20 and RD-5 to Neighborhood Commercial, Tentative Parcel Map to subdivide the property into eight lots, Conditional Use Permit for the six-pump gasoline facility and a building height exception for Major A and Shops 2 (per the site plan in the staff report), and a Development Plan Review (see design guidelines for details) as described in the Planning Commission report (dated July 11, 2002) and associated Exhibits and Attachments.	On-Going	Planning Division	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Division	
3.	The Tentative Parcel Map, approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval.	Planning Division	
4.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning Division	
	Tentative Parcel Map Conditions			
5.	Comply with, record, and pay fees for the	Prior to Issuance of	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Mitigation Monitoring and Reporting Program (MMRP) associated with (13 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no final parcel map for the subject property shall be approved and no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. (Planning)	Grading Permit		
6.	The project shall comply with the City's Land Grading and Erosion Control Ordinance. (Department of Water Resources)	Improvement Plans	Department of Water Resources	
7.	Prior to the approval of improvement plans or recordation of a final parcel map, whichever occurs first, the applicant shall implement <u>one of the following options</u> to the satisfaction of the Planning Division to mitigate for the loss of agriculture land which will assist in maintaining the integrity of the Urban Services Boundary: <ul style="list-style-type: none"> ▪ Preserve 13 acres of agricultural land within specified boundaries, or ▪ Contribute \$950.00 per acre into a fund to be used to purchase conservation easements (13 acres X \$950.0 = \$12,350.00), or ▪ Comply with a program implemented by the City of Elk Grove to address such mitigation for loss of Agricultural Resources. (SG-1) 	Prior to Grading	Planning Division	
8.	<ul style="list-style-type: none"> ▪ The project proponent shall preserve 1.0 acre of similar habitat for each acre lost (13acres). This land should be protected through a fee title or conservation easement acceptable to the California Department of Fish and Game (CDFG); OR ▪ Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes the preservation of Swainson's hawk 	Prior to Grading	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	foraging habitat; OR <ul style="list-style-type: none"> ▪ Submit payment of a Swainson's hawk impact mitigation fee (\$750.00) per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County (Elk Grove) Code as such may be amended from time to time and to the extent that said Chapter remains in effect (13 X \$750.00=\$9,750.00 + 382.00 = \$10,132.00); OR ▪ Should the City of Elk Grove adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable prior to the issuance of building permits) prior to implementation of one of the measure above, the project proponent may be subject to that program instead. (MM 2) 			
9.	AQ-1 In order to control fugitive dust emission during the construction phase of any development within the Specific Plan area, the following measures shall be implemented: <ol style="list-style-type: none"> a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily. b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled. c. Limit onsite construction vehicle speeds to 15 mph. d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust. e. Maintain at least two feet of freeboard when transporting soil or other material by truck. 	Note on Improvement Plan and during construction activities	Planning Division and SMAQMD	
10.	AQ-2 <u>Category 1: Reducing Nox Emissions from</u>	Note on Improvement Plan	Planning Division and SMAQMD	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p><u>Off-Road Diesel Powered Equipment</u></p> <p>1. The prime contractor shall submit, to Elk Grove Planning, a comprehensive inventory of all the heavy-duty off-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:</p> <ul style="list-style-type: none"> • 175hp-750 hp 1996 and newer engines • 100hp-174 hp 1997 and newer engines • 50hp – 99 hp 1998 and newer engines <p>Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p align="center"><u>or</u></p> <p>2. The prime contractor shall provide a plan, for approval by "the City" in consultation with SMAQMD, demonstrating that the heavy-duty off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged NOX emission reduction of 10% compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in non-certified engines, and other methods not requiring the use of post 1996 – 1998 engines.)</p> <p align="center"><u>and</u></p> <p><u>Category 2: Reducing NOX Emissions from On-Road Diesel Powered Equipment</u></p>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>1. The prime contractor shall submit, to "the City" a comprehensive inventory of all heavy-duty on-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by the prime contractor and/or any subcontractor;</p> <p align="center"><u>Or</u></p> <p>2. The prime contractor shall provide a plan, for approval by "THE CITY" in consultation with SMAQMD, demonstrating that the on-road vehicles to be used in the construction project, and operated by the prime contractor or any subcontractor, will provide a fleet-averaged NOX emission reduction of 10% (Includes the use of alternative fuels and/or other CARB certified low-emission technologies.)</p> <p align="center"><u>and</u></p> <p><u>Category 3: Enforcement Plan</u></p> <p>An enforcement plan shall be established to weekly evaluate project-related engine emission opacities, modeled after the California Air Resources Board Heavy-Duty Diesel Smoke Enforcement Program. An environmental coordinator certified to perform Visible Emissions Evaluations would routinely "read" off-road equipment exhaust opacity, using opacity standards identified in the California Health and Safety Standards. Engines with readily visible emissions [i.e. a. – As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the U.S. Bureau of Mines, or b. Of</p>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p><i>such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in section a.] Shall be repaired immediately. The certified environmental coordinator may be a County inspector, a representative of the prime contractor, or an independent contractor. The Environmental Coordinator shall keep a log of all readings. The SMAQMD and/or ARB may conduct periodic site inspections to determine compliance.</i></p> <p><i>A contractor can meet the emission mitigation requirement by choosing one measure from Category 1, and one measure from Category 2 listed above. Category 3, the Enforcement Plan, is required for both off-road and on-road equipment.</i></p> <p><i>AQ-2 shall be limited in application to include only on-road and off-road mobile construction equipment employed in the construction or development of those infrastructure improvements identified in the East Franklin Financing Plan, including but not limited to roads, standard utilities (natural gas, water, electricity, etc.), drainage improvements, sewer system or related components, schools, fire stations, and parks. This requirement shall not be stayed, regardless of year, unless otherwise made legally moot by the passage of superseding local, state, or federal air quality laws, rules, or regulations, and shall apply to all developers or contractors operating on-road or off-road construction equipment for the life of the (East Franklin Specific Plan Area) project(s).</i></p> <p><i>Additionally, construction-related emissions shall be reduced by application of AQ-2 subdivision improvements or shall be offset through the</i></p>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the developer upon issuance of building permit by the governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin. Funds resulting from this mitigation shall be placed by the developer(s) into an escrow account until such time as they are directed by the Sacramento Metropolitan Air Quality Management District to be transferred to the appropriate institution for use. These funds will likely assist the Elk Grove School District in the purchase of low-emission school buses, or assist in the purchase of low-emission refuse vehicles serving the East Franklin area. Similarly, projects for funding may be identified by the developer, the County, or the Sacramento Metropolitan Air Quality Management District, but shall only be chosen to receive East Franklin air quality mitigation fees by the Sacramento Metropolitan Air Quality Management District Air Pollution Control Officer.</p>			
<p>11. AQ-4 Future development projects shall include transit infrastructure in the project design. The project design should include bus stop turn-outs and bus stop shelters at convenient locations.</p>	<p>Note on Improvement Plans</p>	<p>Planning Division and SMAQMD</p>	
<p>12. The applicant shall comply with Air Quality District Rule 403 – Fugitive Dust. Contact SMAQMD for</p>	<p>Note on Improvement Plans</p>	<p>Planning Division and SMAQMD</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	additional information regarding this rule.			
13.	Consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.	Note on Improvement Plans and prior to approval of Improvement Plan	Planning Division	
14.	<ul style="list-style-type: none"> ▪ If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged. ▪ If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary. ▪ To ensure that potential nesting birds are not impacted by the project development, the applicant/developer shall coordinate with a certified biologist to conduct a pre-construction nesting survey prior to the start of the project construction. ▪ Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey should be conducted by a qualified biologist to determine whether or not raptors or tri-colored blackbirds are utilizing the site. If present, abide by the biologist's recommended measures to 	Construction Note and Pre Development Survey	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>reduce or negate adverse impacts to these species.</p> <ul style="list-style-type: none"> ▪ Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites. ▪ Prior to the approval of any grading and/or building permits for the development of the site, applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation. (MM 3 and 4) 			
15.	<ul style="list-style-type: none"> ▪ In order to mitigate potential impacts to Sanford's arrowhead, surveys shall be performed by a qualified botanist during the species non-dormant, flowering period (May-July) prior to alteration of the existing agricultural ditches. If no plant is found during the survey, no further mitigation would be required. If plant(s) are found, the botanist shall establish distribution of the colony(s) and estimate the number of individuals in the population. Since the plant's rhizomes should be moved during the plant's dormant period (when they are not easily recognizable) the colony(s) should be marked or flagged for future reference. ▪ Sanford's arrowhead usually grows in distinct patches along a stream corridor and has habitat potential in the various agricultural ditches on the project site. Transplant no less than one plug (1ft x 1ft x 1ft) per colony, with no fewer than three individual plants per plug, so that no less than 25% of the population is transplanted, to a protected area (not subject to disturbance or maintenance activities during the reestablishment period) which will provide 	Complete Survey prior to Grading	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	adequate hydrology and substrate for the plant's survival. Success criteria should seek the survival of at least 80% of the transplanted plugs after three years. (MM 5)			
16.	<p>All oak trees that are 6 inches dbh or larger, or landmark trees, on the project site that have been selected for preservation, all portions of adjacent off-site oak trees which have driplines that extend onto the project site, and all off-site oak trees which may be impacted by improvements associated with this project, shall be protected as follows:</p> <ol style="list-style-type: none"> 1) A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area. 2) Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines." 3) Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems. 4) No signs, ropes, cables (except those which 	Construction Note and during Construction Activities	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.</p> <p>5) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.</p> <p>6) No grading (grade cuts or fills) shall be allowed with the driplines of protected trees.</p> <p>7) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.</p> <p>8) No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.</p> <p>9) The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.</p> <p>10) No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is</p>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>recommended.</p> <p>11) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.(MM 6)</p>			
17.	<p>The applicant is proposing to remove trees #11, 12, 14, 118, 19, and 20; however, tree #20 is to remain (requiring the driveway approach to be redesigned). A Replacement Planting Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees larger than 6-inch dbh and all non-native trees larger than 19-inch dbh that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City Code and General Plan policies and be submitted to the City for review. The current policies require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. The Plan shall include the following elements:</p> <ol style="list-style-type: none"> 1) Species, size and location of all replacement plantings; 2) Method of irrigation; 3) The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage; 4) Planting, irrigation and maintenance 	<p>Prior to Grading or Improvement Plans or Final Map(s)</p>	<p>Planning Division</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-214)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>schedules;</p> <p>5) Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period;</p> <p>6) The minimum spacing for replacement oak trees shall be 20 feet on center;</p> <p>7) Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;</p> <p>If any trees are proposed for removal, the following tree replacement formula is to be used: One 15-gallon oak/heritage = 1 inch dbh One 24-inch box oak/heritage = 2 inches dbh One 36-inch box oak/heritage = 3 inches dbh</p> <p>8) No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees;</p> <p>9) No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;</p> <p>10) Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree;</p> <p>11) No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary</p>			

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	<p>to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the supervision of a certified arborist;</p> <p>12) The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p> <p>13) No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of oak trees. An above ground drip irrigation system is recommended;</p> <p>14) Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.(MM 7)</p>			
18.	<p>Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during <u>any</u> development activities, work shall be suspended and the Planning Department shall be immediately notified. At that time, the Planning Department will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of</p>	Construction Note	Planning Division	

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<p>the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains. (EFSP MM CR-4)</p>			
<p>19. The applicant shall comply with the traffic consultant's recommendations prepared for this project. (Traffic impact analysis prepared by Fehr & Peers, dated June 14, 2002 to include all subsequent traffic impact modifications based on site design.)</p> <p>The applicant shall either re-stripe the southbound intersection approach to accommodate an additional right turn to be shared with the outside through movement or provide for protected southbound and northbound right turn movements that coincide with the eastbound and westbound protected left turn phase. The later option requires that eastbound and westbound U-turns be prohibited (See traffic study for further detail).(MM 10)</p>	<p>Prior to Improvement Plans</p>	<p>Transportation Department</p>	
<p>20. <u>On-Site Recommendations</u></p> <ul style="list-style-type: none"> • All driveways will have a minimum 45 foot width, as per <i>The City of Elk Grove Improvement Standards, July 2000.</i> • Driveway A is to be widened to allow separation of left turn movements from right-turn movements (i.e. two exit lanes). • High-visibility crosswalks shall be installed at a minimum of two locations along the 60,000 square foot commercial building. These 			

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	<p>crosswalks will focus pedestrian activity and increase driver awareness.</p> <ul style="list-style-type: none"> • All end islands shall be raised median islands and vegetation will be no higher than 18", if installed. The end islands are to be designed so that the curb radius matches the minimum turn radius of the design vehicle – approximately 15 feet. • Some of the parking spaces near Driveway A require backing into what will be a busy driveway. These should be considered for employee parking subject to tenant needs. • Right-turns in and out at Driveways B&C are to be implemented through a raised island (minimum of 100 square feet) or equivalent striping. • Lengthen the raised edge islands along Driveway C extending into the project site past the first circulation aisle. • Eliminate three parking spaces adjacent to Driveway B to facilitate the flow of inbound traffic. • Provide stop signs, stop legends and stop bars at aisle locations as depicted in Figure ES1. <p>(MM 12)</p>			
21.	<p>The project must demonstrate the following items to the satisfaction of the Department of Water Resources:</p> <ol style="list-style-type: none"> a. Provide non-potable water for use during grading and construction, which could be an agricultural well; b. Destroy all abandoned wells on the project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned wells on 	Prior to approval of Improvement Plans (Construction Note)	Department of Water Resources and Public Works	

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	<p>the improvement plans for the project;</p> <p>c. Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. (Department of Water Resources]</p>			
22.	<p>All landscape corridor walls shall be of masonry construction, Wall design and materials shall be subject to CSD approval. Graffiti resistant materials shall used.</p>	Improvement Plans	EGCSD Parks and Recreation	
23.	<p>An eight-foot high sound wall is to be installed along the southern and western property line as specified in the Acoustical Analysis prepared by Bollard and Brennan (between APN's 132-0050-002 and 132-0050-003, see Acoustical exhibit for location).</p> <p>The sound barrier shall be airtight without significant gaps in construction and utilize graffiti resistant materials. Where the sound barrier approaches openings for roadways, the height maybe tapered down at the corners to comply with sight distance requirements. The wall design and materials shall be subject to Planning Department approval. (MM 8)</p>	Improvement Plans and Prior to issuance of a Certificate of Occupancy for any parcel development	Planning Department	
24.	<p>Dedicate a landscape maintenance easement and enter into a maintenance agreement between the property owner and Elk Grove Community Services District for 36-foot Landscape Corridor adjacent to the right-of-way for Bruceville Road and a 25-foot Landscape Corridor adjacent to New Poppy Ridge Road. The property owners will improve landscape corridors at the time of project development. The maintenance agreement shall address rights and obligations pertaining to any/all joint activities and interests of these parties.</p>	Improvement Plan	EGCSD Parks and Recreation	

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	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>25. Conditions of Approval / Mitigation Measure When improvements to the corridors and medians have been completed in accordance with plans, specifications and the inspection procedures approved by the Elk Grove Community Services District; an easement shall be conveyed to the District for ongoing maintenance, operation, repair and replacement, Applicant shall be responsible to pay the direct cost associated with the performance of this work until such time as the District incorporates the cost of doing this work into the assessment district budget and the resulting assessments are confirmed by compliance with the balloting procedures dedicated by Proposition 218. The obligation of the applicant may be met by entering into a subsidy agreement with the District.</p>	Improvement Plans	EGCSD Parks and Recreation	
<p>26. Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area. Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCSD approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.</p>	Improvement Plans	EGCSD Parks and Recreation	
<p>27. Native and Landmark trees within land to be conveyed to the EGCSD shall be protected and preserved according to standard City tree preservation measures. Native and landmark trees to be removed shall be compensated on an inch per inch basis consistent with city tree mitigation measures. Prior to conveyance of land provide an arborist report assessing species, size, health and location of trees contained on subject properties</p>	Improvement Plans	EGCSD Parks and Recreation	

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	and comply with findings of report to the satisfaction of the EGCS D. All costs incurred in complying with the arborist recommendations will be the responsibility of project proponent.			
28.	The applicant shall dedicate drainage easements and install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento county Water Agency code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Improvement Plans	Water Resources	
29.	Offsite drainage improvements and easements shall be provided pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards. Any proposed phasing of the off-site improvements shall be consistent with approval of the City of Elk Grove.	Improvement Plans	Water Resources	
30.	On-site source and treatment control measures are required for this project in accordance with the latest version of the Guidance Manual of On-site Storm Water Quality Control Measures. In all cases, source control measures on the improvements plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each inlet. Other on-site source and treatment control measure(s) shall also be used in accordance with specific commercial activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the City of Elk Grove Department of Water Resources.	Prior to approval of Improvement Plans	Water Resources	
31.	The landscape corridor along New Poppy Ridge Road and Bruceville Road must be designed to the satisfaction of the City's Tree Coordinator and the EGCS D.	Improvement Plans	Department of Public Works, EGCS D Parks and Recreation	

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	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
32.	CSD-1 shall require an approved sewer study prior to submittal of improvement plans.	Prior to Improvement Plans	CSD-1	
33.	<p>In order to obtain sewer service, construction of public collector sewer will be required to the satisfaction of CSD-1. Building permits will not be issued until the interim sewer lift station serving the East Franklin Specific Plan area and necessary trunk sewer, both currently under construction, have been accepted as complete by CSD-1.</p> <p>Project shall be sewerred by connecting to Poppy Ridge Road or Bruceville Road.</p>	Prior to approval of Improvement Plans	CSD-1	
34.	Project proponents, future successors or interests shall reserve a minimum 100ft x 100ft water well site to the satisfaction of the Sacramento County Water Agency (SWCA). Acceptance and approval of the site shall be subject to meeting Department of Health Services (DHS) setback requirements and obtaining acceptable results from hydrogeologic evaluations (exploratory drilling). Prior to final map approval, the project proponent shall grant right-of-entry to SCWA to conduct hydrogeologic evaluations. In addition, prior to final map recordation, the property owner shall enter into an agreement with SCWA consistent with Chapter 22.50 of the Sacramento County Code (City of Elk Grove Code) and Government code title 7, Division 2, Article 4.	Improvement Plans	Department of Water Resources	
35.	Water connection permits will not be issued until sufficient production capacity has been provided to the satisfaction of the Sacramento County Water Agency.	Prior to issuance of a building permit	Department of Water Resources	
36.	Pay all appropriate development fees charged by the City and other Special Districts providing services to the site.	Prior to Final Map	Department of Public Works	
37.	The applicant shall be required to pay an East	Prior to recordation of	Department of Public	

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	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Franklin Specific Plan Preparation Reimbursement Fee, as adopted by the City of Elk Grove, for the purpose of reimbursing property owners within the specific plan through the East Franklin Property Owners Association for the costs the property owners in the specific plan incurred to prepare the Specific Plan. (\$9,059.64)	any Final Map	Works	
38.	Annex to the Storm Water Utility pursuant to the City of Elk Grove Improvement Standards and the Sacramento County Water Agency Ordinance. (Department of Water Resources)	Prior to Final Map	Department of Public Works	
39.	Provide separate water service to each building. (Department of Water Resources)	Prior to Final Map Approval	Department of Public Works	
40.	Landscape Corridors shall be constructed and installed in accordance with plans and specifications approved by the Elk Grove Community Services District and shall be consistent with the Elk Grove Community Services District "General Guidelines for Landscape Corridor Design" and other CSD projects in close vicinity to the area, Corridors will be inspected by District employees and include meandering or bifurcated sidewalks, subject to EGCS D approval. Any proposed deviation from CSD's specifications would need to be submitted to the CSD and be approved in writing.	Final Map and Improvement Plans	EGCS D Parks and Recreation	
41.	All the real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscape and Lighting Assessment District. Prior to rezoning the property, recording any final maps, approving improvement plans, or issuing any building permits; the owners of all real property within the boundaries of a project shall execute and deliver to the Elk Grove CSD a written petition in an acceptable form approved by District consenting to: (i) the formation of the	Prior to Final Map	EGCS D Parks and Recreation	

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<p>existing District Wide Assessment District and the methodology adopted to allocate the cost to the various land uses; (ii) when necessary the annexation to the appropriate zone of benefit created to fund urban services, (iii) the budget, formulas and cost of living indexes used to establish the amount of the annual assessments; and (iv) the levying of the annual assessment to fund the maintenance, operation and in some instances the existing capital costs of parks, parkways, corridors, medians, open space, trail systems lakes, creeks and other recreational and aesthetic amenities.</p>			
<p>42. On the final map, grant the City of Elk Grove right-of-way on Bruceville Road based on a 96-foot modified thoroughfare street section as defined in the East Franklin specific Plan and to the satisfaction of the Department of Public Works.</p>	<p align="center">Final Map</p>	<p align="center">Department of Public Works</p>	
<p>43. On the final map, grant the City of Elk Grove right-of-way on New Poppy Ridge Road on a 72-foot modified arterial street section as defined in the East Franklin Specific Plan and to the satisfaction of the Department of Public Works.</p>	<p align="center">Final Map</p>	<p align="center">Department of Public Works</p>	
<p>44. On final map, dedicate additional right-of-way on Bruceville Road and New Poppy Ridge road for intersection widening per Standard Drawings 4-5 and 4-6 of the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. Note: A bus turnout maybe required on Bruceville Road at the intersection of Bruceville Road and New Poppy Ridge Road.</p>	<p align="center">Final Map</p>	<p align="center">Department of Public Works</p>	
<p>45. Dedications of public sewer easements will be required to the satisfaction of CSD-1. The sewer easement shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to on-site sewer construction.</p>	<p align="center">Prior to Final Map</p>	<p align="center">CSD-1</p>	

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46.	Dedicate on the Final Map a 12.5- foot public utility easement for underground facilities and appurtenances adjacent to all public ways. (SMUD)	Prior to Final Map	Department of Public Works	
47.	Dedicate Landscape Area as a public utility easement for overhead and underground facilities and appurtenances adjacent to Bruceville Road. Landscape lots along New Poppy Ridge for underground facilities only.	Prior to Final Map	Department of Public Works	
48.	Public water shall be provided as follows: <ul style="list-style-type: none"> • Prior to the recordation of the final map, provide a bond for the installation of separate water service to each parcel. • Concurrently with the recordation of the final map, dedicate water easements to the satisfaction of Sacramento County Water Agency. • Prior to the issuance of building permits, provide separate water service to each parcel. (Water Supply) 	Final Map and Prior to the Issuance of Building Permits	Water Supply	
49.	Public street improvements shall be provided as follows: <ul style="list-style-type: none"> • Prior to the recordation of the final map, provide a bond for the installation of public street improvements. • Concurrently with the recordation of the final map, dedicate right-of-way for the indicated streets. • Prior to issuance of building permits, install public street improvements pursuant to the Elk Grove City Improvement Standards. 	Final Map and Prior to Issuance of Building Permits	Department of Public Works	
50.	All prospective buyers or buyers of any property must be informed there will be a new electrical substation at the northwest corner of New Poppy Ridge and Bruceville Road and that there will be a	Note on Final Map	Department of Public Works	

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	new overhead 69 kV line constructed along the west side of Bruceville Road.			
51.	The size, number, and location of driveways shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public works. Note: Driveway widths of 45-feet should be provided on Bruceville Road and New Poppy Ridge Road. Driveways must be at least 150 feet from the intersection and at least 150 feet apart.	Building Permit	Department of Public Works	
52.	The Elk Grove Unified School District has funded and built, and is in the process of funding and building certain oversized infrastructure that will be of direct benefit to the Developer's Project. Prior to the issuance of the first building permit for residential construction or any building permit for commercial construction within the boundaries of the Developer's Project, Developer shall provide written correspondence from the School District's Assistant Superintendent of Facilities establishing that Developer has adequately provided for the reimbursement of infrastructure costs incurred by the School District on behalf of Developer's Project. (EGUSD)	Note on Final Map and Prior to Building Permit	Planning Division	
53.	All deliveries are to be scheduled during the daytime hours after 7:00 a.m. and 10 p.m. (MM 9)	Prior to Issuance of Building Permits	Planning Department	
54.	The applicant shall provide a photometric plan and lighting plan to the satisfaction of the Planning Department.	Prior to issuance of a Building Permit	Planning Department	
55.	To reduce roof-top mechanical equipment noise, roof-top parapets six-feet in height should be constructed along the south and west roof lines of the Major/Anchor tenant building. As an alternative, localized shielding of the equipment can be included on the roof-top adjacent to the	Prior to issuance of Building Permits	Planning Department	

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	equipment. A seven-foot tall barrier similar to the one in Appendix B (Bollard and Brennan Noise Analysis) can be used as a mechanical equipment screen wall. The wall should be constructed of a minimum of ¾" plywood or a prefabricated portable barrier. (MM 8)			
56.	Construction activity is to occur Monday-Friday between the hours of 6:00 a.m.-8:00 p.m. and 7:00 a.m.-8:00p.m. on Saturday and Sunday. Utilizing best management practices and adherence to the regulated hours of construction will reduce this impact to a less than significant level. (MM 9)	Prior to issuance of a building permit	Planning Department	
57.	The applicant shall comply with the following Air Quality District Rule: <ul style="list-style-type: none"> • 448 – Gasoline Transfer into Stationary Storage Containers • 449 – Transfer of Gasoline into Vehicle Storage Tanks • 457 – Methanol Compatible Tanks 	Prior to issuance of a building permit	SMAQMD	
58.	The applicant, developer, or operator of the project that should include an emergency generator, boiler, heater, gasoline station, etc. should contact the Air District to determine if a permit is required, and to begin the permit application process.	Prior to issuance of a building permit	SMAQMD	
59.	The applicant shall comply with all Fire Department requirements to develop Poppy Ridge Plaza	Prior to issuance of a building permit	Fire Department	
60.	<u>Off-Site Recommendations:</u> <ul style="list-style-type: none"> • Full access is appropriate at Driveway A for the long-term. Full access at Driveway D may be possible for an interim period if the roadway is initially constructed as four lanes or less. However, left-turns onto Burceville Road will likely be prohibited when Bruceville Road is widened to six lanes. Driveways B and C would be limited to right-turns only due to their 	Prior to Certificate of Occupancy	Transportation Department	

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<p>proximity to the Bruceville/New Poppy Ridge intersection.</p> <ul style="list-style-type: none"> • A two-way, left-turn lane will be installed between Driveway A and the nearby residential street. • A raised median island is required along New Poppy Ridge Road between Bruceville Road and Driveway A and along Bruceville Road between New Poppy Ridge Road and Driveway D. • A right turn deceleration lane will be constructed at Driveway C, and provide 150 feet of deceleration length and an appropriate transition taper. • Tapered entries will be considered at remaining driveway approaches to facilitate deceleration of vehicles (See Appendix F). • In accordance with the City of Elk Grove standards, the inbound left turn lanes serving the project site at Driveways A & D will be a minimum of 180 feet. This will accommodate the expected 95th percentile vehicle queues of approximately 75 feet at Driveway D on Bruceville Road and approximately 100 feet at Driveway A on New Poppy Ridge Road. • A stop control on New Poppy Ridge Road at the Bruceville Road/New Poppy Ridge intersection is appropriate for an interim period. Under "cumulative plus project" conditions, installation of a traffic signal is warranted. (MM 11) 			
<p>61. The applicant shall install public street improvements on Bruceville Road based on a 96-foot modified thoroughfare street section in accordance with the City of Elk Grove Improvement Standards, East Franklin specific Plan, and to the</p>	<p>Prior to certificate of occupancy</p>	<p>Department of Public Works</p>	

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	satisfaction of the Department of Public Works.			
62.	The applicant shall install public street improvements on New Poppy Ridge Road based on a 72-foot modified arterial street section in accordance with the City of Elk Grove Improvement Standards, East Franklin Specific Plan, and to the satisfaction of the Department of Public Works.	Prior to certificate of occupancy	Department of Public Works	
Conditional Use Permit				
63.	The gas station will observe hours of operation from 6 a.m. to 10 p.m.	On-going	Planning Department	
64.	The property owner or developer of Poppy Ridge Plaza shall provide reasonable use of the roof of the building (behind the parapet) as a site for future cellular antennas to reduce the community's reliance on additional monopoles in the area.	On-going	Planning Department	
65.	The applicant shall provide additional employee parking where feasible behind the commercial structures.	Prior to issuance of a building permit	Planning Department	
Development Plan Review Conditions				
66.	All commercial development shall comply with the Design Guidelines and Sign Guidelines prepared for the Poppy Ridge Plaza project.	Prior to issuance of a building permit	Planning Department	
67.	Prior to issuance of building permits, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18. (Water Supply)	Prior to issuance of a building permit	Department of Water Resources	
68.	Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the	Prior to issuance of a building permit	Department of Water Resources	

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	Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (Water Supply)			
69.	Secure approval of a civil engineered site improvement plan for all proposed on-site and off-site improvements.	Prior to issuance of a building permit	Department of Public Works (Engineering)	
70.	Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.	Prior to issuance of a building permit	Planning Department	
71.	A trunk sewer design and construction may be reimbursed by CSD-1. Prior to initiating design of any trunk sewer facility, contact CSD-1 for details of the CSD-1 Trunk Sewer Reimbursement Program. Failure to strictly comply with the provisions of the CSD-1 Connection Fee Ordinance may jeopardize trunk sewer reimbursement. (CSD-1)	Prior to issuance of a building permit	CSD-1	
72.	The interim sewer lift station is not subject to reimbursement by CSD-1. However, a reimbursement agreement can be created to establish a service area for the lift station from which reimbursement fees may be collected from the future users of the interim facility. (CSD-1)	Prior to issuance of a building permit	CSD-1	
73.	Public sewer construction on Poppy Ridge Road will be required to provide service to the proposed shopping center per an approved sewer study.	Prior to issuance of a building permit	CSD-1	
74.	Developing Poppy Ridge Plaza may required the payment of additional sewer impact fees. The applicant should contact CSD-1 for sewer impact fee information. (CSD-1)	Prior to issuance of a building permit	CSD-1	
75.	The installation of on-site or off-site fire protection equipment, including fire hydrants and water	Prior to issuance of a building permit	EGCSD, Fire Department	

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	mains, shall meet the standards of the EGCSDFD and the water purveyor having jurisdiction.			
76.	Traffic pre-emption devices, approved by the EGCSDFD, shall be installed on all signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the EGCSDFD.	Prior to issuance of a building permit	EGCSD, Fire Department	
77.	The developer shall remove any graffiti onsite within 48 hours.	On-going	Planning Department	
78.	The applicant/developer shall provide access from the bus stop to the stores using paving stones or similar material.	Prior to issuance of a certificate of occupancy	Planning Department	
79.	The applicant/developer for Poppy Ridge Plaza shall offer preference to local residents when offering positions.	On-going	Planning Department	
80.	Businesses in the Poppy Ridge Plaza shall sponsor local public school program(s).	On-going	Planning Department	
81.	The gas station shall provide free water/air facilities.	On-going	Planning Department	
82.	The applicant/developer shall provide a sign that acknowledges a commercial development is to be constructed on the site and list the types of businesses proposed for Poppy Ridge Plaza.	On-going	Planning Department	