

**RESOLUTION NO. 2014-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A TENTATIVE PARCEL MAP, MAJOR DESIGN REVIEW,  
CONDITIONAL USE PERMIT, MINOR DEVIATION, AND MINOR UNIFORM SIGN  
PROGRAM FOR THE MOORE SHELDON CENTER PROJECT SUBJECT TO  
SPECIFIC CONDITIONS OF APPROVAL, PROJECT NO. EG-11-033  
APN: 115-0150-064 & 067**

**WHEREAS**, the Planning Department of the City of Elk Grove received an application on October 12, 2011 from J. Gilbert Moore (the "Applicant") requesting a General Plan Amendment, Rezoning, Major Design Review, Conditional Use Permit, Minor Deviation, and Minor Uniform Sign Program for the Moore Sheldon Center Project (the "Project"); and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 115-0150-064 and 067; and

**WHEREAS**, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

**WHEREAS**, the State CEQA Guidelines (Title 14 of the California Code of Regulations) identify several types of Environmental Impact Reports (EIRs), each applicable to different Project circumstances. CEQA Guidelines Section 15162(a) provide that a Subsequent EIR (SEIR) is warranted if the lead agency determines, among other things, that substantial changes have occurred to a Project, or the circumstances under which the Project will be undertaken, that will have one or more significant effects not discussed in the previous EIR; and

**WHEREAS**, on April 19, 2013, the City released a Notice of Preparation for a SEIR for the Project; and

**WHEREAS**, on September 20, 2013, the City released a Notice of Availability for the Draft SEIR and the 45-day comment period was available from September 20, 2013 through November 4, 2013; and

**WHEREAS**, three comments on the Draft SEIR were received and they do not alter the conclusions of the Draft SEIR; and

**WHEREAS**, the Planning Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) including the Calvine / 99 Special Planning Area, Citywide Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting, and voted 4-0 to recommend approval of the Project to the City Council; and

**WHEREAS**, section 65358(b) of the California Government Code limits the City to four (4) General Plan amendments annually; and

**WHEREAS**, for this reason, and to accommodate development, the City will consolidate General Plan Amendments as one amendment approval, to be brought back to the City Council at a future time; and

**WHEREAS**, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

**WHEREAS**, on January 22, 2014, the City Council adopted Resolution No. 2014-12, certifying a Subsequent Environmental Impact Report (SEIR) for the Moore Sheldon Center Project; and

**WHEREAS**, on January 22, 2014, the City Council adopted Resolution No. 2014-16, adopting a General Plan Amendment for the Moore Sheldon Center Project; and

**WHEREAS**, on January 22, 2014, the City Council introduced Ordinance No. 02-2014, amending the Zoning Map of the City of Elk Grove for the Moore Sheldon Center Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby approves the Tentative Parcel Map, Major Design Review, Conditional Use Permit, Minor Deviation, and Minor Uniform Sign Program for the Moore Sheldon Center Project (EG-11-033), subject to the draft conditions of approval contained in Exhibit A and as illustrated in Exhibit B, based upon the following findings:

### **Tentative Parcel Map**

Finding: The Findings provided in California Government Code Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove 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 Elk Grove Municipal Code.
- c. The site is physically suitable for a commercial uses because the site provides adequate area for the proposed buildings, parking, and access from roadways.

- d. The site is physically suitable for the specified density of development because the GC zone does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan and zoning because the property is not subject to physical constraints that would impede development; the General Plan and Zoning Code do not establish a minimum or maximum parcel size; and all public services would be provided to the properties. Further, the subject property is a disturbed site with existing uses on it which eliminates wildlife, their habitat and aquatic areas. Therefore, the subdivision of the property is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

### **Major Design Review**

Finding 1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

Evidence 1: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Citywide Design Guidelines. It is concluded that the Project's architecture and site planning meet all applicable development standards prescribed by the Zoning Code. The Project meets the setback requirements, landscaping requirements pursuant to the conditions of approval, lighting, access, and parking requirements by providing adequate parking subject to a minor deviation. The proposed elevations have been designed to be distinctive and unique architecture, but compatible with the neighboring single-family residential buildings (to the east) in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize a variety of building materials including, but not limited to, glass, plaster, cast stone, wood columns, and awnings over the entry ways. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the entry ways from Sheldon Road and East Stockton Blvd. The Project has a clear design concept that is carried through to all elements of the Project and the buildings through matching the stone façades. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence 2: The proposed architecture, site design, and landscaping are suitable for the buildings and site and will enhance the character of the neighborhood. The site design

provides areas for public gathering in plazas and patios. The site provides pavement features at key entry ways; the buildings have defined entrances and covered entries. The site design accommodates access and parking for the multiple uses while minimizing visibility from adjacent streets through landscaping. The Project provides pedestrian access from each street, and pedestrian crossings are clearly delineated throughout the site. The proposed site plan and building elevations provide all design elements required by the Citywide Design Guidelines and Zoning Code. These Guidelines are fulfilled through the consistent detailing of the architectural style on all four elevations of each building on-site, variety and quality of materials exemplified through the use of wood, stone, glass and cement plaster, pedestrian amenities that include onsite walkways, and recessed entry ways that provide a sense of entry to the buildings. Further, the Project provides application of a consistent color palette throughout the buildings. Therefore, the building and site will enhance the character of the neighborhood and community.

Finding 3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence 3: The proposed elevations are distinctive but compatible with the surrounding single-family residential buildings. The scale is similar in that the buildings are single story and would not dominate or invade the sky line of the single family homes. Further, no single building dominates the project site. The building materials replicate those found in single family housing developments, including the cement plaster and stone. There will be a variety of landscaping materials concentrated on the perimeter of the site that will be consistent with the landscaping along Sheldon Road.

Finding 4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence 4: The proposed Project includes pedestrian access from each street and internal pedestrian pathways. These features will provide for and will not create conflicts with pedestrian transportation. Vehicular circulation is provided for throughout the site and the site provides 111 parking spaces which meets the City parking standards with the minor deviation. The Project provides 28 bicycle parking spaces which exceeds the City requirements as well. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

### **Conditional Use Permit**

Finding 1: The Project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence 1: The proposed Project provides new jobs, helping the City to achieve its jobs-housing balance (General Plan Policy ED-7 and supporting actions). As a commercial use, the proposed project expands the City's tax base and local economy by attracting those in need of the services provided on-site (General Plan Policy ED-16).

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence 2: The design of the project, in conjunction with the conditions of approval, address potential issues to public health, safety, comfort, and general welfare, including, but not limited to, noise and traffic operations. Specifically, hours of operation restrictions shall be imposed on noise generating activities including loading and delivery, car wash and vacuum operation, and the northern-most drive through use. Access to the property, internal circulation, and impacts to surrounding public streets has been reviewed by the City's Public Works Department. All internal drive aisles comply with minimum turning radius requirements and the drive throughs provide the required minimum stacking distance. Potential impacts to surrounding public streets will be addressed through the fair share payment towards the right-turn overlap phase on the southbound approach to the Sheldon Road/East Stockton Boulevard intersection. Therefore, the Project, as conditioned, will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood, or the general City welfare.

### **Minor Deviation**

Finding 1: The deviation(s) improve the site, architectural, and/or overall project design.

Evidence 1: The deviation improves the site and overall project design by allowing multiple uses to occur on the property where otherwise parking would dominate the property. Allowing the numerous uses promotes a one-stop shopping experience on the property and allows the multiple uses to form an integrative project design.

Finding 2: The deviation(s) are materially consistent with the Project and are compatible with surrounding uses and structures.


Evidence 2: The deviation is materially consistent with the Project and is compatible with the surrounding uses and structures. The project consists of a commercial shopping area and parking is an essential component of the use. The parking area is interspersed throughout the site and facilitates uses of the buildings.

**Minor Uniform Sign Program**


Finding: The proposed sign program is consistent with the development standards for a uniform sign program as established in EGMC Title 23 (Zoning).

Evidence: As documented in the project analysis, the proposed Project is in conformance with the requirements for signs as established in EGMC Title 23. Specifically, the Project proposes 175 square feet of wall signage on the southerly retail building, where a maximum of 200 square feet is allowed by right. The car wash building is allowed 56 square feet and is proposing 54 square feet. Retail Buildings A and B are each proposing 92 square feet where 152 square feet are allowed by right on each. The office building is proposing 36 square feet where 60 square feet is allowed by right. The gas station is proposing 30 square feet where 50 square feet is allowed by right. The gas canopy is proposed with 47 square feet of signage where 50 square feet is allowed by right. In terms of monument signage, a maximum of four signs are permitted, each at 150 square feet. The Project proposes three signs, with two at 95 square feet and the third at 19.125 square feet. Therefore, the proposed signs are consistent with the requirements of the City.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 22<sup>nd</sup> day of January 2014.

  
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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**Exhibit A**  
**Conditions of Approval**  
**EG-11-033 – Moore Sheldon Center**

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>A. On-Going</b>			
<p>1. The development approved by this action is for the following as illustrated in the attached Exhibit B (hereinafter the "Project") and as modified or conditioned by these conditions of approval</p> <ul style="list-style-type: none"> <li>• A <i>Tentative Parcel Map</i> to subdivide the existing two (2) lots totaling 4.5± acres into five lots;</li> <li>• A <i>Major Design Review</i> for a commercial center totaling 27,200± square feet and consisting of the following: <ul style="list-style-type: none"> <li>○ An 1,800 square foot office building;</li> <li>○ Eight fuel dispensers under a canopy;</li> <li>○ A 13,342± square foot building composed of a fast food restaurant with drive-through (3,800± sq ft), and other retail space (totaling 9,540± sq ft);</li> <li>○ A 3,070± square foot car wash;</li> <li>○ A 4,560± square foot restaurant; and</li> <li>○ A 4,435± building with drive through (pickup only).</li> </ul> </li> <li>• A <i>Minor Deviation</i> to the parking standards</li> <li>• A <i>Minor Uniform Sign Program</i></li> </ul> <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.</p>	On Going	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
3. The Applicant/Owner, or Successors in Interest (hereinafter referred to as 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 Project. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4. Except as otherwise specified or provided for on the Tentative Subdivision Map or in these conditions, the Project shall conform to the development standards and design requirements provided in the City of Elk Grove Municipal Code (EGMC), specifically including but not limited to the following: <ul style="list-style-type: none"> <li>• The Calvine/99 Special Planning Area (C/99 SPA)</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• Citywide Design Guidelines</li> </ul>	On Going	Planning Public Works	
5. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and/or to the satisfaction of Public Works.  Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.	On Going	Public Works EGWS SASD SMUD PG&E	
6. The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Public Works CCSD Water Sewer	



	<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
7.	The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department.	On-Going/ During Construction	Planning Code Enforcement	
8.	Each parcel with a sewage source shall have a separate connection to SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Ongoing	Sacramento Area Sewer District (SASD)	
9.	<p>The Project shall observe the following limitations in the hours of operation as provided in EGMC Section 23.78.030.D and Mitigation Measure 3.4.2:</p> <ul style="list-style-type: none"> <li>• Loading and delivery activities which require the use of semitrucks shall be limited to daytime (7:00AM to 10:00PM) hours, with the exception of gasoline deliveries, which shall be required to shut down truck engines and fill tanks using only gravity.</li> <li>• Car wash and vacuum stations shall be limited to daytime (7:00AM to 10:00PM) hours only.</li> <li>• The drive-through along the northern property line shall be limited to pick-up only with hours of operation between 7:00 a.m. to 10:00 p.m. daily.</li> </ul>	On-Going	Code Enforcement Planning	
<b><u>B. Prior to Improvement Plans or Grading</u></b>				
10.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan	Planning	

	<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
20.	The Applicant shall execute a maintenance agreement for the landscaping and driveways on East Stockton Blvd that are located within the City of Elk Grove right-of-way to the satisfaction of Public Works.	Improvement Plans	Public Works	
21.	The Applicant shall execute an easement agreement for a non- exclusive easement for access and public utility purposes over the City owned parcel between East Stockton and APN 115-0150-064 to the satisfaction of Public Works.	Improvement Plans	Public Works	
22.	The Applicant shall obtain the appropriate clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement.	Improvement Plans	Public Works	
23.	The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers, as assigned by Public Works during the first plan review, shall be added to plans.	Improvement Plans	Public Works	
24.	The applicant shall construct a new eight foot (8') tall rough split face CMU block wall noise barrier along the northern property line.	Improvement Plans	Planning	
25.	The parking lot planter running east-west between the carwash and retail buildings A and B is too narrow to support tree plantings. The Improvement Plans shall provide sufficient planter space pursuant to EGMC Section 23.58.090 to the satisfaction of the City.	Improvement Plans	Planning / Landscape	
26.	During the improvement plan process, the Applicant shall submit detailed information (manufacturer, model, color, finish) of proposed site furnishings. Furnishings shall be to the satisfaction of the Planning Director.	Improvement Plans	Planning / Landscape	
27.	The Applicant shall provide a minimum eight foot (8') wide sidewalk along the East Stockton Road frontage from the existing intersection to the existing roundabout. This sidewalk shall satisfy the Trails Master Plan requirement for an enhanced pedestrian path and bicycle connection in this area. This segment may be subject to partial reimbursement under the CIP and/or roadway fee program if the segment is included in the updated program.	Improvement Plans	Planning Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
11.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	
12.	<p>The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) will be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project is constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Planning Director.</p>	<p>Prior to issuance of any plans or permits associated with this project, the Applicant shall submit the deposit to the City of Elk Grove.</p>	Planning	
13.	<p>Provide separate public water service to each parcel and building. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval of Final Map Approval.</p>	Improvement Plan	SCWA	
14.	<p>Destroy any abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, Applicant shall, to the extent feasible, use water from agricultural wells for grading and construction.</p>	<p>Prior to the first of Improvement Plans or Final Map</p>	SCWA	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
15.	An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure for commercial buildings. Water mains shall be looped ten inch mains with two points of connection. <i>On site and off site fire hydrants required.</i>	Design approved prior to Improvement Plan approval.	Cosumnes CSD Fire Department	
16.	SASD requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by SASD on a case by case basis.	Improvement Plans	Sacramento Area Sewer District (SASD)	
17.	The Applicant shall prepare and submit a drainage study to the satisfaction of Public Works and in accordance with City of Elk Grove's Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific plan and/or master plan.	With Improvement Plan Submittal or Prior to Issuance of Grading Permit(s), whichever occurs first	Public Works	
18.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the <i>City of Elk Grove Improvement Standards</i> and the <i>Stormwater Quality Design Manual</i> . The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.	Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s), whichever occurs first	Public Works	
19.	The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works.	Improvement Plans	Public Works	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
27 A.	The applicant shall install a median barrier on East Stockton Boulevard to prohibit left turn movements out of the project in accordance with City standards and to the satisfaction of Public Works	Improvement Plans	Public Works	
27 B.	Applicant shall dedicate, design and construct a northbound right-turn pocket for the first (southernmost) driveway on East Stockton Boulevard to the satisfaction of Public Works. The landscape plans and the Project site plans shall be updated to reflect this requirement to the satisfaction of Planning.	Improvement Plans	Public Works Planning	
28.	Landscape berms shall not obstruct vehicle and pedestrian clear vision at intersections. Slopes shall not exceed 3:1. (Elk Grove Municipal Code Chapter 23.54).	Improvement Plans	Planning / Landscape	
29.	General Note #5 indicates that mature palm trees may be used as a substitute for 24" box requirement. A "mature palm" shall mean 8' clear trunk height. This approach is subject to definition of "mature palm trees" by Applicant and approval by the Planning Director.	Improvement Plans	Planning / Landscape	
30.	<p>Tree mitigation for loss of one Juglans hindsii (Tree of Local Importance):</p> <p>A. Total inches of Juglans hindsii shall be confirmed by the City Arborist once site is accessible. If total inches are greater than total inches stated within applicant's Tree Inventory Summary, applicant will be required to mitigate for the higher number.</p> <p>B. The twelve (12) mitigation oak trees identified on the project plans along the eastern property line shall <u>not</u> be planted within the ten-foot wide perimeter planter and within / adjacent to bio-swale. The narrow planter and the bio-swale are not appropriate locations for mitigation oak trees. Applicant shall mitigate for the loss through some other method as provided in EGMC Section 19.12.160 to the satisfaction of the Planning Director.</p>	Improvement Plans	Planning / Landscape	

<b><u>Conditions of Approval</u></b>		<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (date and Signature)</u></b>
31.	Any trees planted as mitigation shall require the establishment of replanting security to ensure the replacement trees survive for the minimum establishment period as provided in EGMC Section 19.12.190.	Improvement Plans	Planning / Landscape	
32.	The final design and planting within the water quality swales, and corresponding shade coverage, shall be to the satisfaction of the City to ensure plant longevity.	Improvement Plans	Planning / Landscape	
33.	Shrubs shall be a minimum five gallon (EGMC Section 23.54).	Improvement Plans	Planning / Landscape	
<b>C. Prior to Final Map</b>				
34.	Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continues access for install and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.	Final Parcel Map	SASD	
35.	The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove within the landscape corridor adjacent to all public street rights of way for overhead and/or underground facilities and appurtenances, where such easements do not already exist, to the satisfaction of Public Works.	Final Parcel Map	SMUD/Public Works	
36.	Prior to the first in time of either Final Map or Building Permit, the project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related faculties. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/finance/cfd-information.asp">http://www.elkgrovecity.org/finance/cfd-information.asp</a> .	First in time of either Final Map or Building Permit	Finance	











	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	The quitclaim of the following easement shall be completed prior to the Final Map: <ul style="list-style-type: none"> <li>Right-of-way for road use and incidental purposes as granted to Inter-Cal Real Estate Corp as recorded in Book 821004 Page 669.</li> </ul>	Final Map	Public Works	
38.	The Applicant shall dedicate to the City of Elk Grove, a pedestrian easement adjacent to the Project's East Stockton Blvd frontage to the satisfaction of Public Works.	Final Map	Public Works	
39.	The Applicant shall record a reciprocal access and parking agreement between the parcels of this development. The agreement shall at a minimum, address common area ownership, maintenance, joint access and parking in a manner acceptable to the City of Elk Grove.	Final Map	Public Works	
<b>E. Prior to Building Permits</b>				
40.	Prior to the issuance of Building Permits for water intensive commercial and industrial uses, Applicant shall conduct a water use efficiency review and submit the findings to SCWA.	Prior to issuance of Building Permit	SCWA	
41.	Prior to the issuance of building permits, the Applicant shall demonstrate the use of efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service to the extent applicable.	Prior to issuance of Building Permit	SCWA	
42.	<b>Fire Control Room:</b> An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior.	Prior to issuance of Building Permit	Cosumnes CSD Fire Department	
43.	<i>As part of the road improvement requirements in developing the property, if the local agency requires the SMUD facilities on the property to be relocated, the developer shall be required to cover the cost of SMUD relocating these facilities.</i>	Prior to issuance of Building Permit	SMUD	
44.	<i>In order to obtain sewer service, construction of District sewer infrastructure will be required</i>	Prior to issuance of Building Permit	SASD	

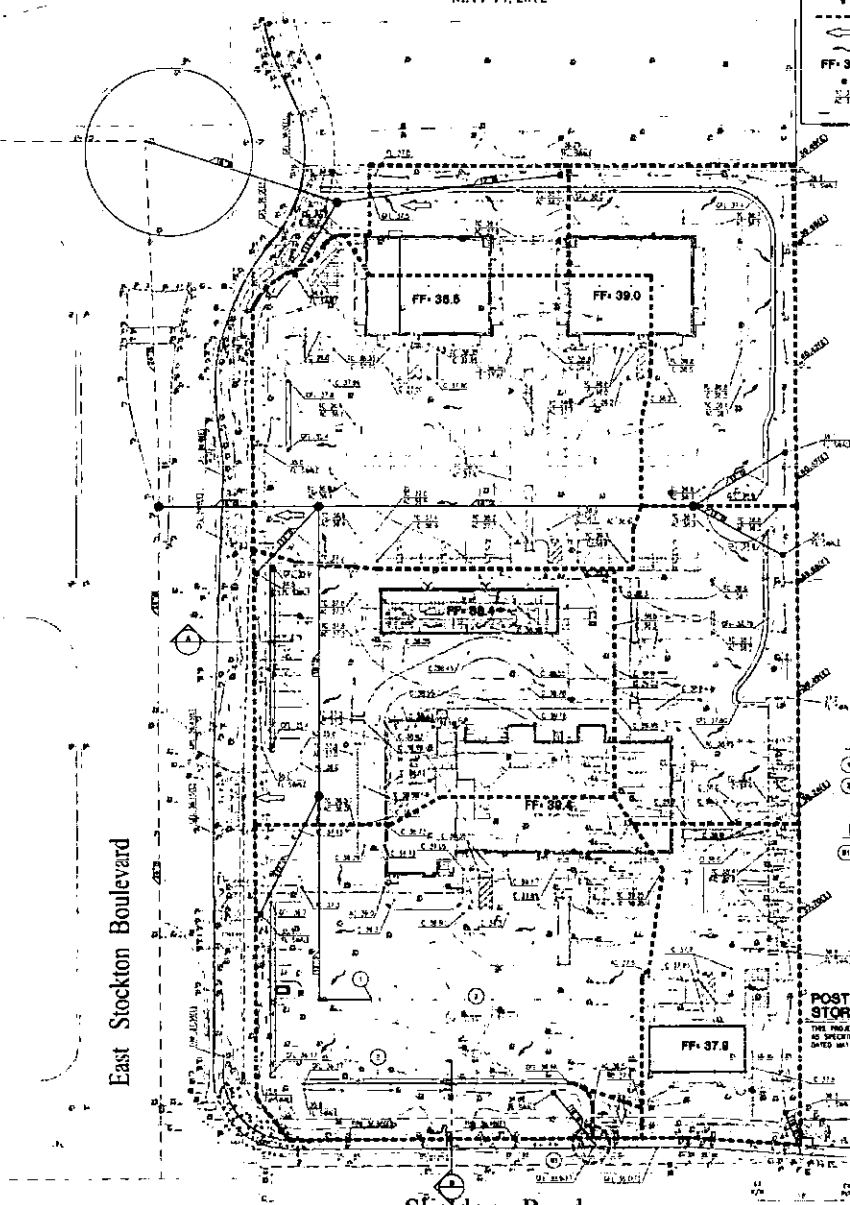
	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
45.	The Final Map shall be completed, approved and recorded prior to 1 <sup>st</sup> Building Permit.	1 <sup>st</sup> Building Permit	Public Works	
46.	The Applicant shall pay their fair-share cost towards the design and construction of the overlap right-turn pocket for southbound East Stockton Blvd at Sheldon Road as determined by Public Works.	Building Permit	Public Works	
47.	The Applicant shall replace all handicap ramps adjacent to the Project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of Public Works.	Building Permit	Public Works	
48.	The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the Project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	
49.	The driveways on East Stockton Blvd shall be limited to right turn movements only.	Building Permit	Public Works	
50.	The Applicant shall increase the total width of any parking stalls to 11 feet for those stalls that are at a 90° angle to one another.	Building Permit	Public Works	
51.	Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps.	Building Permit	Public Works	
52.	The Applicant shall construct the 25-foot landscape corridor adjacent to Sheldon Road to the satisfaction of Public Works.	Building Permit	Public Works	
53.	The Applicant shall design and construct the sidewalk and landscape on East Stockton Blvd along the property frontage. Improvements shall be in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Building Permit	Public Works	
54.	Trellis and arbor features shall have greater aesthetic quality detail and shall be designed to the satisfaction of the Planning Director.	Building Permit	Planning/Landscape	





**Preliminary Grading & Drainage Exhibit**  
**8353 SHELDON ROAD**  
 CITY OF ELK GROVE, CALIFORNIA  
 MAY 14, 2012

LEGEND	
	STORM DRAIN IN
	STORM DRAIN PIPE, SIZE, AND DIRECTION
	STORM DRAIN PIPE
	STORM DRAIN AREA BOUNDARY
	PROPOSED OVERLAIN RELEASE DIRECTION
	DIRECTION OF SURFACE FLOW
	PROPOSED FINISHED FLOOR ELEVATION
	DRAINAGE INLET
	ELEVATION CALL OUT
	LOT SWALE



**CONSTRUCTION NOTE**

1. DRAW SHALL TO SHOW CONCEPT DESIGN FOR FILLING AREA ONLY.

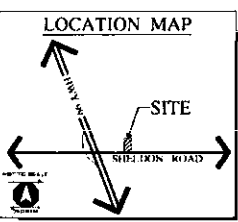
2. FILLING AREA AND TRANSFER AREA SHALL TO BE HYDRAULICALLY ISOLATED FROM THE REST OF SITE AND DRAIN CORRECTLY THROUGH UNDERDRAINS INTO THE CITY'S TREASURE OF THEIR NEWEST SYSTEM.

**REQUESTED DEVIATION**

1. REQUEST PERMISSION TO CONNECT REQUESTED SWALE WITH BACK OF EXISTING DRAIN INLET, FILLING ISLAND AND FARM AREA IS HYDRAULICALLY ISOLATED FROM THIS DRAINAGE SAGE.

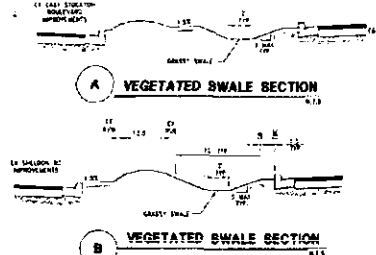
**POST-CONSTRUCTION STORMWATER QUALITY NOTE**

THIS PROJECT INCORPORATES THE USE OF VEGETATED SWALES TO IMPROVE THE STORM WATER QUALITY DESIGN. MAINTAIN SWALE WEED FREE.



**GENERAL NOTES**

1. THESE PLANS DO NOT INDICATE ANY FINISH ELEVATION SHALL BE 4' BELOW THE TOP OF CURB(SIC) ELEVATION UNLESS INDICATED OTHERWISE.
2. GRADING OF TRASH ENCLOSURE TO BE PER ARCHITECTURAL PLANS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPE AREAS BE CONSTRUCTED AS SHOWN TO ENSURE PROPER AND OVERLAIN RELEASE PAVES ARE NOT BLOCKED AND SHALL FLOW TO THE PUBLIC RIGHT-OF-WAY. LANDSCAPE CONTRACTOR SHALL NOT BE ALLOWED TO MAKE CHANGES WITHOUT PRIOR WRITTEN APPROVAL OF THE REVISION FROM THE CIVIL ENGINEER.
4. CONTRACTOR TO ENSURE THAT ANY ACCESS PAVING OR HANDICAP PROVIDED IS ACCESSIBLE FOR ADA REQUIREMENTS. (SEE ARCHITECT'S PLANS FOR ALL DETAILS).
5. PROVIDE SCHEDULED CONCRETE THICKNESS, ETC. AT ALL INTERFACES BETWEEN ON-SITE MULTIPURPOSE AND ON-SITE CURBS IN ACCORDANCE WITH THE DETAILS BY THE ARCHITECT.
6. THE CONTRACTOR SHALL REFER TO THE BUILDING AND LANDSCAPE ARCHITECT'S DETAILS FOR COLOR, SCHEDULE, PATTERN, AND CONSTRUCTION DETAILS FOR ALL ON-SITE SIDEWALKS AND PLATFORMS.
7. FOR LOCATIONS WHERE THE GUTTER IS ADJACENT TO ADA RAMP, THE CONTRACTOR SHALL FLATTER THE GUTTER FOR CROSS SLOPE FROM THE 2% (2.14%) DOWN TO 1.4% (1.36% MAX) AND 2% MAX LONGITUDINALLY - 1.1%.
8. AT FUTURE BUILDING LOCATION, PROVIDE 2' BENCH BEYOND PARKING STALLS AND GAGE 8" TO FINISH ELEVATION.
9. PRIOR TO PLACEMENT OF PLATFORM AND ASPHALT SURFACE THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ADAPT FRENCH AND BRUSHING SLITTING.



**WOOD ROGERS**  
 CIVIL ENGINEERS ARCHITECTS PLANNERS  
 2301 E. BL. Bldg. 100-B    Tel: 916.843.7790  
 Sacramento, CA 95848    Fax: 916.843.7792



# NEW SHOPPING CENTER

8353 SHELDON ROAD  
ELK GROVE, CA  
APN: 115-0150-064, 067

Owner / Developer: GIL MOORE  
P.O. BOX 829  
WILSON, CA 95692



## DESIGN TEAM:

### CIVIL ENGINEER

WOOD RODGERS  
3301 C STREET, #200, 100-B  
SACRAMENTO, CA 95816  
PH: (916) 241-7740  
FAX: (916) 241-7767

### CONTACT: STAN METTE

### LANDSCAPE ARCHITECT

OLIVE STREET LANDSCAPE  
2010 OLIVE STREET  
PETALUMA, CA  
PH: (707) 280-8990  
FAX:

### CONTACT: ROD SCACCIOSI

### STRUCTURAL ENGINEER

MARTIN CONSULTING GROUP  
2091 SUNSET BOULEVARD SUITE 170-1402  
ROCKLIN, CA 95765  
PH: 916.822.0241  
FAX: 916.791.0796

### CONTACT: JON MARTIN

### PLUMBING

SACRAMENTO ENGINEERING CONSULTANTS  
10995 OLD PLACERVILLE ROAD  
SACRAMENTO, CA 95827  
PH: 368-1668  
FAX: 368-4490

### CONTACT: ELIAS HERMOSILLO

### MECHANICAL

SACRAMENTO ENGINEERING CONSULTANTS  
10995 OLD PLACERVILLE ROAD  
SACRAMENTO, CA 95827  
PH: 368-1668  
FAX: 368-4490

### CONTACT: ELIAS HERMOSILLO

### ELECTRICAL

SACRAMENTO ENGINEERING CONSULTANTS  
10995 OLD PLACERVILLE ROAD  
SACRAMENTO, CA 95827  
PH: 368-1668  
FAX: 368-4490

### CONTACT: CHRIS O'LAND

### PETROLEUM DESIGNER

BARCHAUSEN CONSULTING ENGINEERS, INC.  
1825 72ND AVENUE SOUTH  
KENT WA 98032  
PH: (825) 251-6222  
FAX: (825) 251-6787

### CONTACT: DAN COALWIN

### CAR WASH DESIGNER

CAR WASH TECHNOLOGY, INC.  
2200 ELLIOTT DRIVE  
RANCHO CORDOVA, CA 95742  
PH: (916) 836-8140  
FAX: (916) 836-8799

### CONTACT: JOHN GIOVANNETTI



DATED: MAY 2006

PLANNING SUBMITTAL







**DRIVE-THRU**

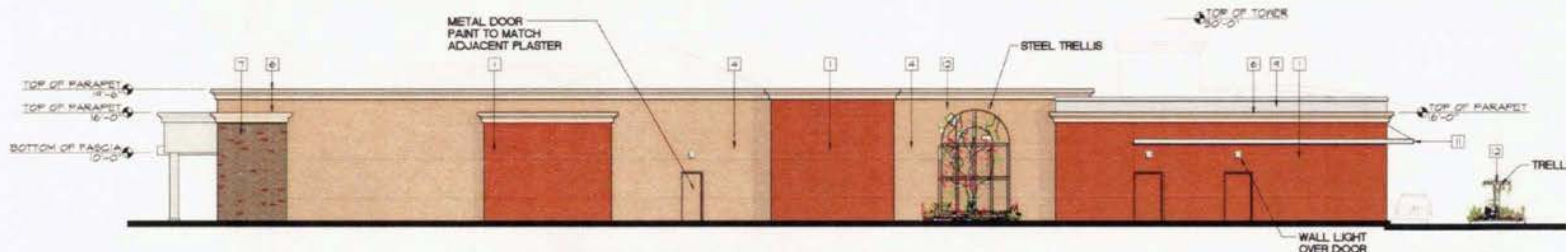
**CO-BRAND CONVENIENCE STORE SOUTH ELEVATION**



**CO-BRAND CONVENIENCE STORE EAST ELEVATION**



**CO-BRAND CONVENIENCE STORE WEST ELEVATION**



**CO-BRAND CONVENIENCE STORE NORTH ELEVATION**

**DRIVE-THRU**

**MATERIAL COLOR LEGEND**

SYMBOL	MATERIAL	MANUFACTURER	COLOR	FINISH NOTES
1	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE EARTHLY RUSSET 2175-10	MEDIUM DASH
2	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE AZTEC BRICK 2175-10	MEDIUM DASH
3	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE SNOW WHITE 3122-10	MEDIUM DASH
4	CEMENT PLASTER	OMEGA PRODUCTS	KHAKI 4261	MEDIUM DASH
5	CEMENT PLASTER	OMEGA PRODUCTS	SANDSTONE 4218	SEMI SMOOTH
6	CEMENT PLASTER	OMEGA PRODUCTS	MILLENNIUM 4346	SEMI SMOOTH
7	STONE VENEER	EL DORADO STONE	CHAPEL HILL	STACKED STONE PATTERN
8	STONE VENEER	EL DORADO STONE	PABOSA SPRINGS	STACKED STONE PATTERN
9	METAL WALL PANELS	GREENHECK	CLEAR ALUMINUM	ANODIZED FINISH
10	STANDING BEAM METAL ROOF	MSI	NATURAL PATINA SR-41 SR1-4T	FACTORY FINISH
11	WALL MOUNTED TRELLIS	GREENHECK	ALUMINUM	FACTORY FINISH
12	STEEL TRELLIS	CUSTOM FABRICATION	SHERVIN-WILLIAMS URBANE BRONZE 1046	SATIN SHEEN
13	ALUMINUM CORNICE	METAL ERA	ALUMINUM	ANODIZED FINISH
14	STOREFRONT	TSD	CLEAR ALUMINUM	ANODIZED
15	WOOD COLUMNS AND BEAMS	SITE FABRICATION	LIGHT BROWN TSD	SEMI TRANSPARENT STAIN
16	CAST STONE	NAPA VALLEY CAST STONE	PROVENCAL Limestone 34W	LIMESTONE FINISH TEXTURE
17	COLORLED CONCRETE	SCOFIELD	A21 CHARCOAL	FINISH PER PLAN
18	COLORLED CONCRETE	SCOFIELD	A24 RUSSET	FINISH PER PLAN
19	CONCRETE UNIT PAVERS	GALSTONE	SUNSET TERRAZZOTTA	STYLE QUARRY STONE



OWNER: GE MOORE  
P.O. BOX 529  
WILTON, CA 95691

ADDRESS: SHELTON DEVELOPMENT  
5395 SHELTON ROAD  
BLK GROVE, CA.

PROJECT NAME: **ELEVATIONS**

CRM Architects & Planners, Inc.  
10000 Wilton Road, Suite 100  
Wilton, CA 95691

DATE: 8-14-12

DRAWING NUMBER: **A2.1**





**RETAIL 1A SOUTH ELEVATION**  
(RETAIL 1B SOUTH ELEVATION SIMILAR)

**PLAZA**



**RETAIL 1A EAST ELEVATION**

(RETAIL 1B EAST ELEVATION SIMILAR)  
(RETAIL 1A AND 1B WEST ELEVATIONS OPPOSITE HAND)



**PLAZA**

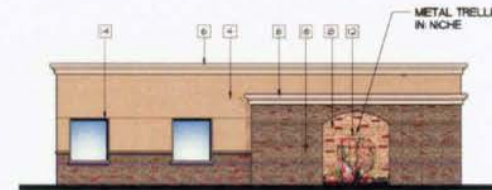
**RETAIL 1A NORTH ELEVATION**  
(RETAIL 1B NORTH ELEVATION SIMILAR)



**OFFICE NORTH ELEVATION**



**OFFICE WEST ELEVATION**



**OFFICE SOUTH ELEVATION**

**MATERIAL COLOR LEGEND**

SYMBOL	MATERIAL	MANUFACTURER	COLOR	FINISH NOTES
1	CEMENT PLASTER	DHESA PRODUCTS	BENJAMIN MOORE EARTHLY RUSSET 2-18-10	MEDIUM DASH
2	CEMENT PLASTER	DHESA PRODUCTS	BENJAMIN MOORE AZTEC BRICK 2-18-10	MEDIUM DASH
3	CEMENT PLASTER	DHESA PRODUCTS	BENJAMIN MOORE SNOW WHITE 2-22-10	MEDIUM DASH
4	CEMENT PLASTER	DHESA PRODUCTS	KNAUF #26	MEDIUM DASH
5	CEMENT PLASTER	DHESA PRODUCTS	SANDSTONE #21F	SEMI SMOOTH
6	CEMENT PLASTER	DHESA PRODUCTS	MILLENNIUM #24B	SEMI SMOOTH
7	STONE VENEER	EL DORADO STONE	CHAPEL HILL	STACKED STONE PATTERN
8	STONE VENEER	EL DORADO STONE	PASOSIA SPRINGS	STACKED STONE PATTERN
9	METAL WALL PANELS	GREENHECK	GLEAR ALUMINUM	ANODIZED FINISH
10	STANDING SEAM METAL ROOF	HBC	NATURAL PATINA SR-41 SRU-4T	FACTORY FINISH
11	WALL MOUNTED TRELLIS	GREENHECK	ALUMINUM	FACTORY FINISH
12	STEEL TRELLIS	CUSTOM FABRICATION	SHERWIN-WILLIAMS URBANE BRONZE 1048	SATIN SHEEN
13	ALUMINUM COPING	METAL EKA	ALUMINUM	ANODIZED FINISH
14	STOREFRONT	TED	GLEAR ALUMINUM	ANODIZED
15	WOOD COLUMNS AND BEAMS	SITE FABRICATION	LIGHT BROWN TED	SEMI TRANSPARENT STAIN
16	CAST STONE	NAPA VALLEY CAST STONE	PROVENCAL LIMESTONE 84H	LIMESTONE FINISH TEXTURE
17	COLORLED CONCRETE	SCOPFIELD	A2 CHARCOAL	FINISH PER PLAN
18	COLORLED CONCRETE	SCOPFIELD	A24 RUSSET	FINISH PER PLAN
19	CONCRETE UNIT PAVERS	CALSTONE	SUNSET TERRACOTTA	STYLE QUARRY STONE



**OFFICE EAST ELEVATION**

SCALE OF FEET  
0 5 10 15'

DATE: 8-14-10  
 OIL MOORE  
 P.O. BOX 826  
 WILTON, CA 95693  
 ADDRESS:  
 SHELDON DEVELOPMENT  
 8385 SHELDON ROAD  
 ELK GROVE, CA  
 PROJECT NAME:  
**ELEVATIONS**  
 CRM Architects & Planners, Inc.  
 DATE: 8-14-10  
 DRAWING NUMBER:  
**A2.2**



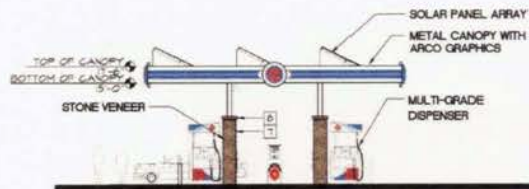
CAR WASH EAST ELEVATION



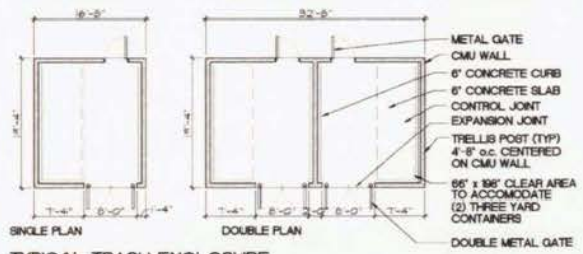
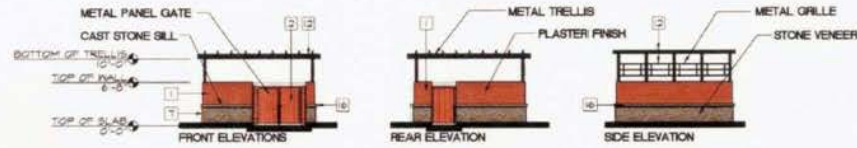
CAR WASH NORTH ELEVATION



CAR WASH SOUTH ELEVATION



CANOPY OVER FUEL DISPENSERS WEST ELEVATION



TYPICAL TRASH ENCLOSURE

MATERIAL COLOR LEGEND				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	FINISH NOTES
1	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE EARTHY RUSSET 2175-10	MEDIUM DASH
2	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE AZTEC BRICK 2175-10	MEDIUM DASH
3	CEMENT PLASTER	OMEGA PRODUCTS	BENJAMIN MOORE SNOW WHITE 2122-10	MEDIUM DASH
4	CEMENT PLASTER	OMEGA PRODUCTS	KHAKI #261	MEDIUM DASH
5	CEMENT PLASTER	OMEGA PRODUCTS	SANDSTONE #214	SEMI SMOOTH
6	CEMENT PLASTER	OMEGA PRODUCTS	MILLENNIUM #246	SEMI SMOOTH
7	STONE VENEER	EL DORADO STONE	CHAPEL HILL	STACKED STONE PATTERN
8	STONE VENEER	EL DORADO STONE	PASOSA SPRINGS	STACKED STONE PATTERN
9	METAL WALL PANELS	GREENHECK	CLEAR ALUMINUM	ANODIZED FINISH
10	STANDING SEAM METAL ROOF	MBCI	NATURAL PATINA SR-41 SR-47	FACTORY FINISH
11	WALL MOUNTED TRELLIS	GREENHECK	ALUMINUM	FACTORY FINISH
12	STEEL TRELLIS	CUSTOM FABRICATION	SHERMAN-WILLIAMS URBANE BRONZE 1040	SATIN SHEEN
13	ALUMINUM COPING	METAL ERA	ALUMINUM	ANODIZED FINISH
14	STOREFRONT	TBD	CLEAR ALUMINUM	ANODIZED
15	WOOD COLUMNS AND BEAMS	SITE FABRICATION	LIGHT BROWN TBD	SEMI TRANSPARENT STAIN
16	CAST STONE	NAPA VALLEY CAST STONE	PROVENCAL LIMESTONE 54A	LIMESTONE FINISH TEXTURE
17	COLORLED CONCRETE	SCOPIELD	A21 CHARCOAL	FINISH PER PLAN
18	COLORLED CONCRETE	SCOPIELD	A24 RUSSET	FINISH PER PLAN
19	CONCRETE UNIT PAVERS	CALSTONE	SUNSET TERRACOTTA	STYLE QUARRY STONE



OWNER  
 GIL MOORE  
 P.O. BOX 628  
 WILTON, CA 95693

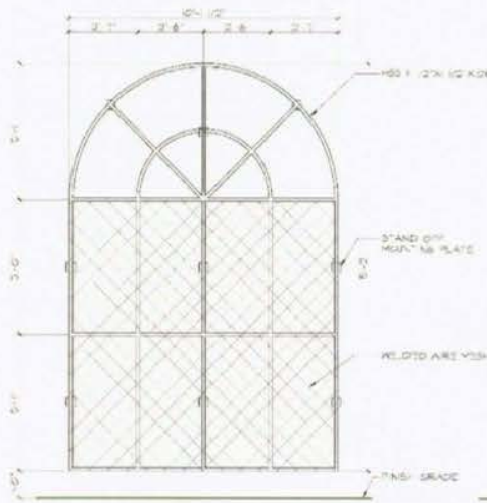
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 8346 SHELTON ROAD  
 ELK GROVE, CA

PROJECT NAME  
**ELEVATIONS**

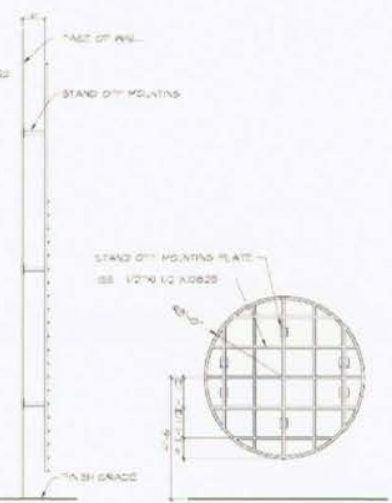
DATE  
 8-14-12

DRAWING NUMBER  
**A2.3**

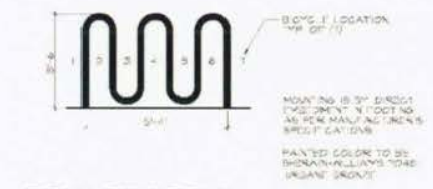




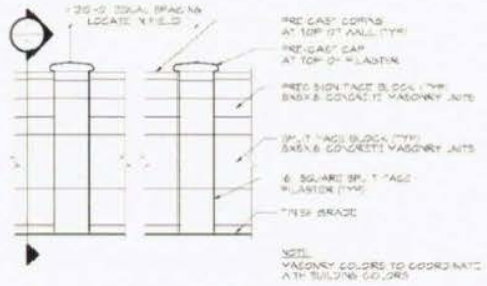
**TYPICAL RECTANGULAR WALL TRELLIS**



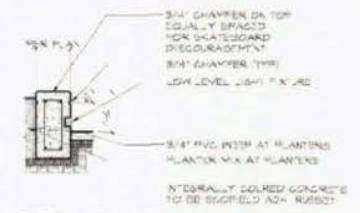
**TYPICAL CIRCULAR WALL TRELLIS**



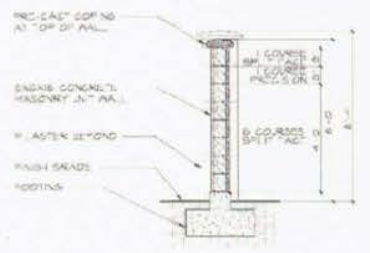
**TYPICAL BICYCLE RACK**



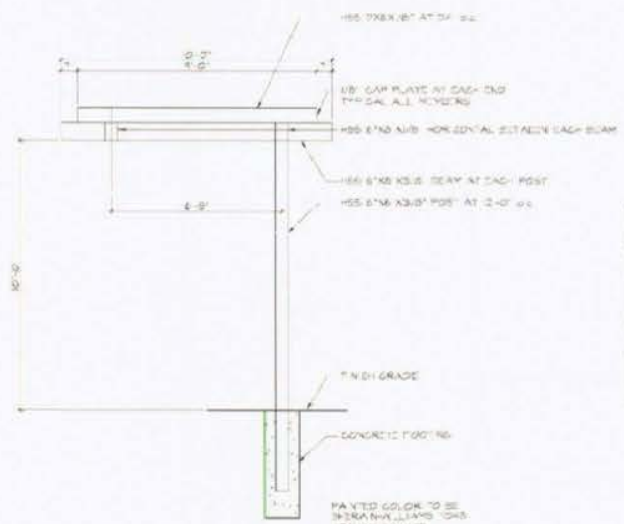
**TYPICAL MASONRY SOUND WALL**



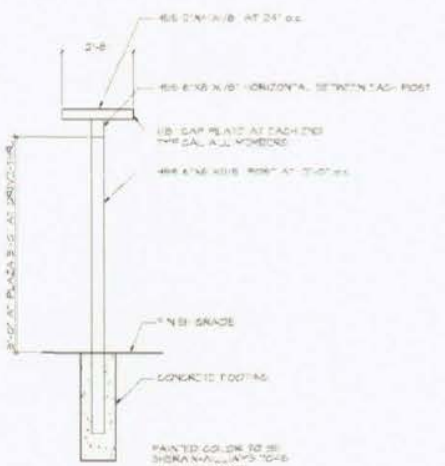
**TYPICAL SEAT WALL AND PLANTER**



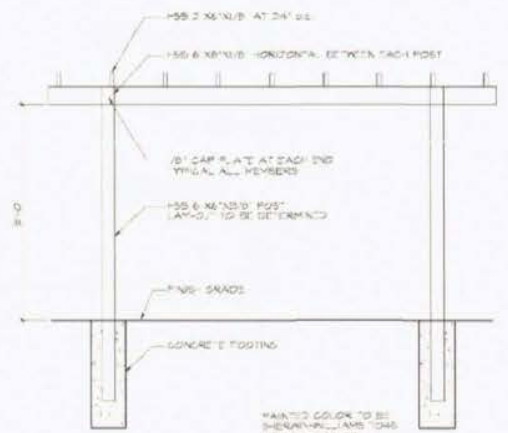
**SECTION A-A**



**VACUUM TRELLIS**



**TYPICAL ARBOR**



**TYPICAL PATIO TRELLIS**



OWNER: GIL MOORE  
P.O. BOX 559  
WILTON, CA 95693

ADDRESS: SHELTON DEVELOPMENT  
5855 SHELTON ROAD  
BLK GROVE, CA

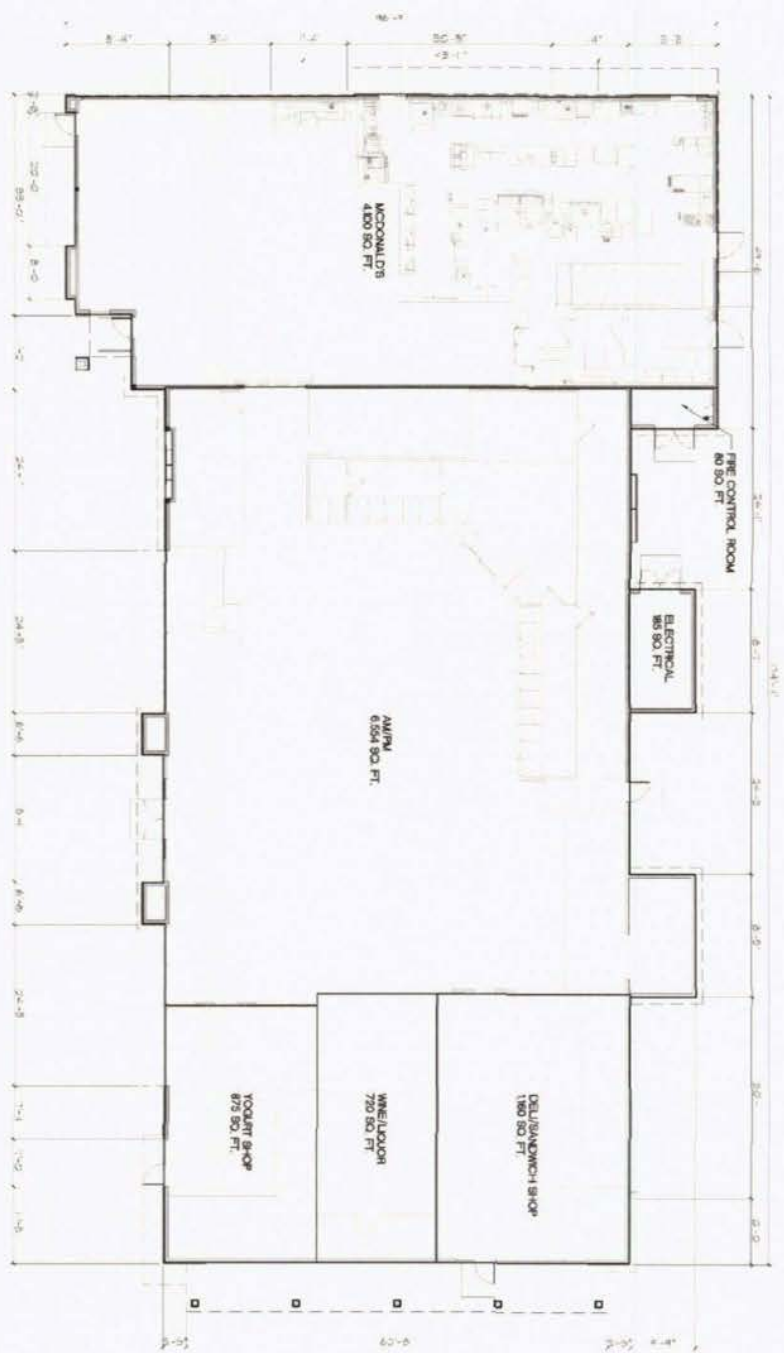
PROJECT NAME: SITE ELEMENTS

CRM Architects & Planners, Inc.  
20255 29TH STREET  
SAN DIEGO, CA 92122

DATE: 04/12

DRAWING NUMBER: A2.4

**CO-BRAND CONVENIENCE STORE FLOOR PLAN**



NOTE: THESE VENDOR-PROVIDE ITEMS ARE FOR PLANNING AND CONCEPTUAL PURPOSES ONLY. THE EXACT LOCATION AND SIZE OF THESE ITEMS WILL BE DETERMINED BY THE VENDOR. THE VENDOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.



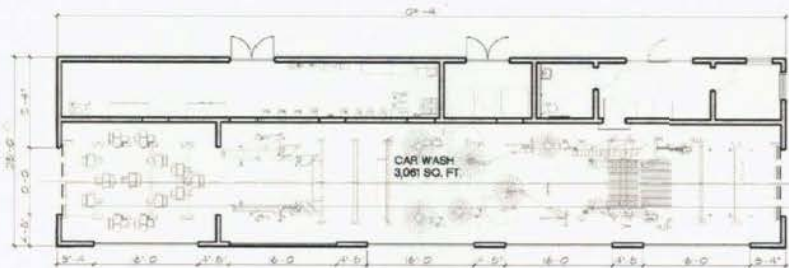
**OWNER**  
 DE MOORE  
 170 FOX CREEK  
 WILTON, OH 44150

**DESIGN DEVELOPER**  
 4380 SHELTON ROAD  
 ELK GROVE, OH

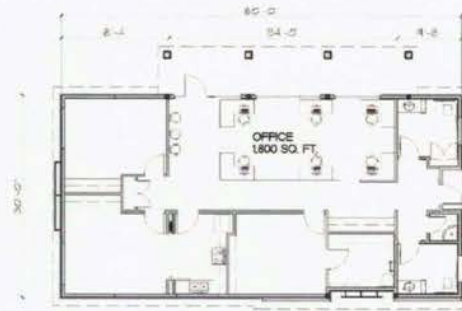
**ARCHITECT**  
**CRW** Architects & Planners, Inc.  
 10000 WILSON ROAD  
 CLEVELAND, OH 44124

**FLOOR PLAN**

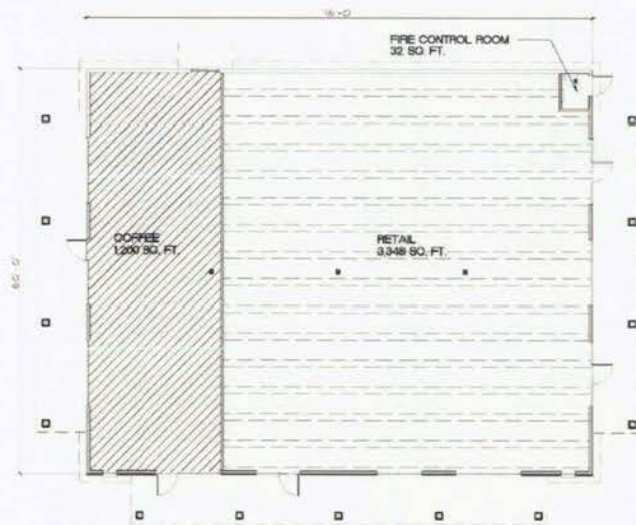
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**A31**



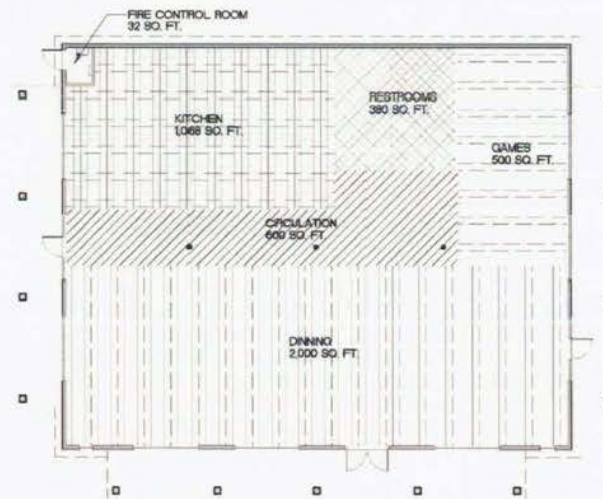
**CAR WASH FLOOR PLAN** ↑



**OFFICE FLOOR PLAN** ↑



**RETAIL 1A FLOOR PLAN** ↑



**RETAIL 1B FLOOR PLAN** ↑

NOTE:  
 INTERIOR IMPROVEMENTS SHOWN ARE SCHEMATIC AND FOR CONCEPTUAL PURPOSES ONLY. EXTERIOR IMPROVEMENTS ARE TO BE DEVELOPED BASED ON JURISDICTION'S PROGRAM REQUIREMENTS. STORAGE AND CIRCULATION MAY BE ADJUSTED TO ALLOW FOR PLACEMENT OF JOISTS AND RISERS TO CONFORM TO INTERIOR LAYOUTS AND CODE REQUIREMENTS.



DRAWN BY: GIL MOORE  
 P.O. BOX 659  
 WILTON, CA 95993

ADDRESS:  
 SHELDON DEVELOPMENT  
 5858 SHELDON ROAD  
 ELK GROVE, CA

PROJECT NAME:  
 FLOOR PLAN

DATE: 01/10/10

SEAL NO. 10000

**A3.2**

CRM Architects & Planners, Inc.  
 ARCHITECTS



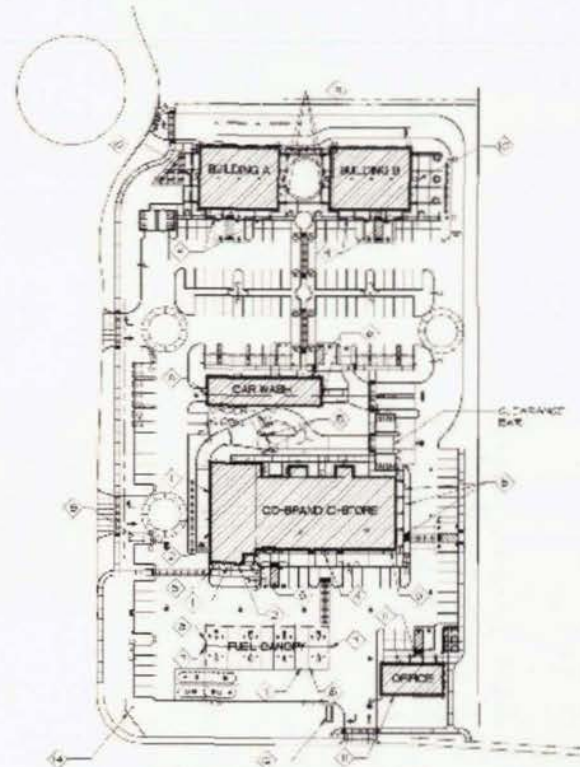






**NEW SHOPPING CENTER  
UNIFORM SIGN PROGRAM**

8365 SHELDON ROAD  
ELK GROVE, CA

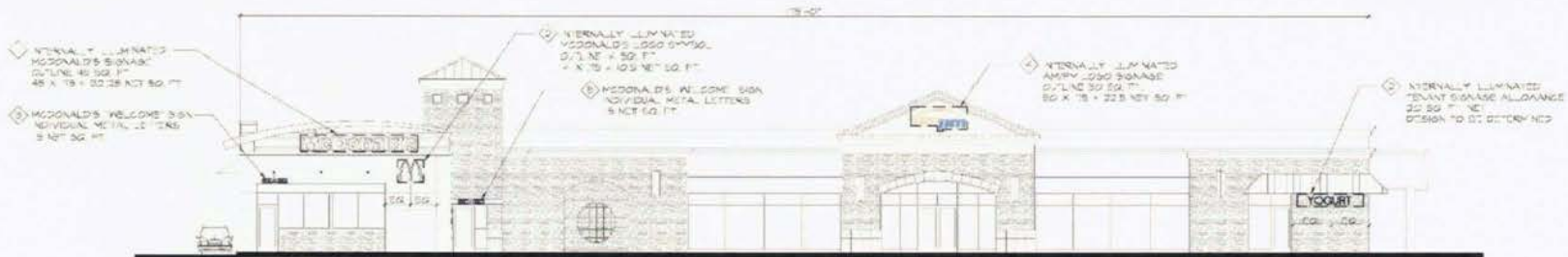


**SIGN LOCATION SITE PLAN KEY**

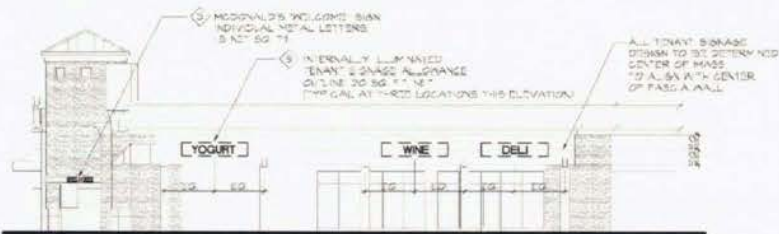
DATE: 01/27/09  
 CLIENT: SL MOORE  
 P.O. BOX 426  
 WILTON, CA 95691  
 PROJECT: SHELDON DEVELOPMENT  
 8365 SHELDON ROAD  
 ELK GROVE, CA  
 DRAWING: SITE SIGNAGE KEY PLAN  
 DESIGNER: CRM  
 CONSULTING ARCHITECTS & ENGINEERS  
 DATE: 01/27/09  
 DRAWN BY: S. B. BAY  
**SITE**



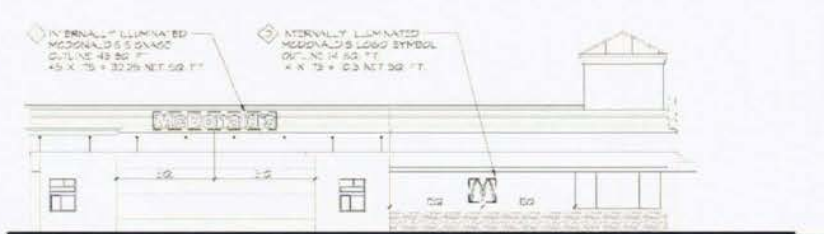




**NORTH ELEVATION PRIMARY BUILDING FRONTAGE**



**EAST ELEVATION PUBLIC FRONTAGE AT INTERIOR DRIVE**



**WEST ELEVATION PUBLIC SECONDARY PUBLIC FRONTAGE**



**NORTH ELEVATION PUBLIC FRONTAGE AT INTERIOR DRIVE**

CO-BRAND CONVENIENCE STORE BUILDING WALL SIGN LEGEND					
SIGN IDENTITY SYMBOL	NET SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN ILLUMINATION	SIGN NOTES
1	82.25 SQ. FT.	2	164.50 SQ. FT.	INTERNAL	MCDONALD'S CORP. STANDARD VACUUM FORMED PLASTIC
2	10.5 SQ. FT.	2	21.00 SQ. FT.	INTERNAL	MCDONALD'S CORP. STANDARD VACUUM FORMED PLASTIC
3	19.50 SQ. FT.	3	58.50 SQ. FT.	EXTERNAL	MCDONALD'S CORP. STANDARD VACUUM FORMED PLASTIC
4	22.50 SQ. FT.	1	22.50 SQ. FT.	INTERNAL	ANYWHERE CORP. STANDARD VACUUM FORMED PLASTIC
5	20.50 SQ. FT.	4	82.00 SQ. FT.	INTERNAL	SIGN A. LOGO(S)
TOTAL COMBINED PROPOSED SIGN AREA			308.50 SQ. FT.		
TOTAL ALLOWABLE COMBINED SIGN AREA 200 SQ. FT. MAXIMUM PER SIGN TABLE 28.604 COMMERCIAL ZONING DISTRICT TM 2			200 SQ. FT.		

OWNER  
 GIL MOORE  
 P.O. BOX 829  
 WILTON, CA 95693

ADDRESS  
 SHELDON DEVELOPMENT  
 8365 SHELDON ROAD  
 ELK GROVE, CA

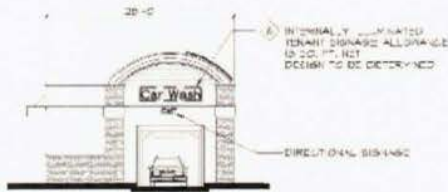
PROJECT NAME  
 C-STORE BUILDING SIGNAGE

DATE  
 11/10/10

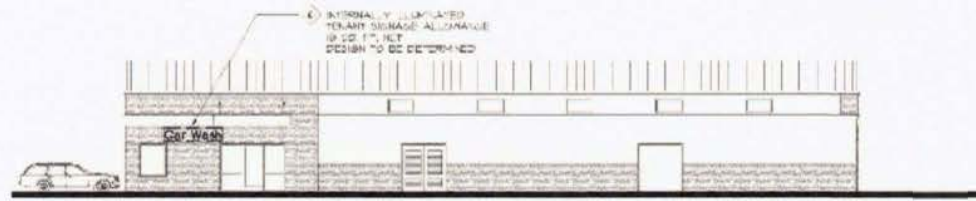
DESIGNER  
 CRM  
 Architecture & Planners, Inc.  
 10000 FINESTREET, SUITE 200  
 ELK GROVE, CA 95757

SCALE  
 SIGN 1





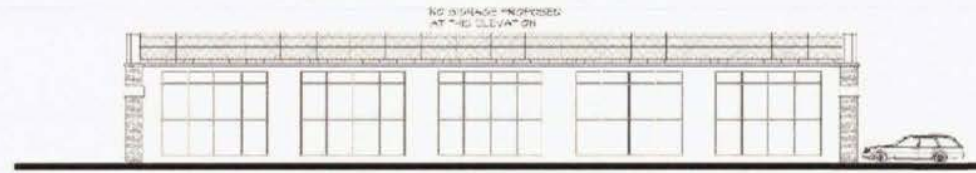
WEST ELEVATION PRIMARY BUILDING FRONTAGE



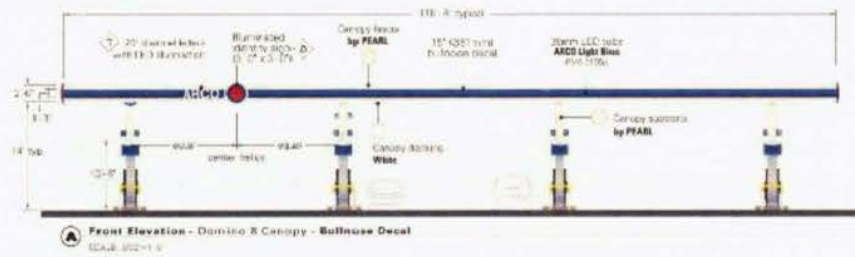
NORTH ELEVATION PUBLIC FRONTAGE AT INTERIOR DRIVE



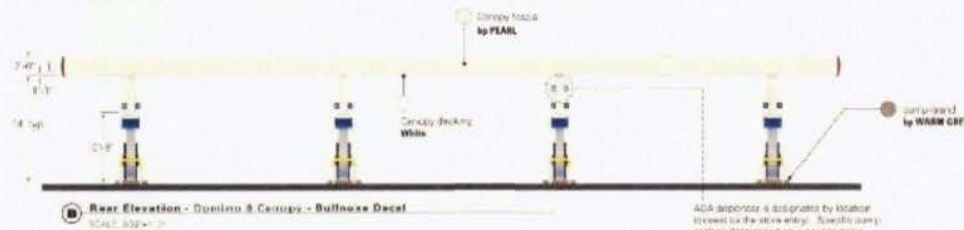
EAST ELEVATION PUBLIC FRONTAGE AT INTERIOR DRIVE



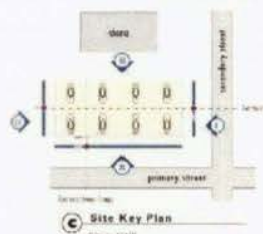
SOUTH ELEVATION PUBLIC FRONTAGE AT INTERIOR DRIVE



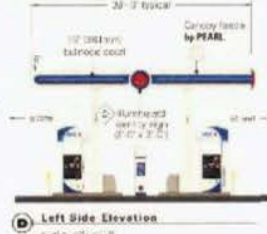
A Front Elevation - Dominio 8 Canopy - Bullnose Decal  
SCALE: 3/32" = 1'-0"



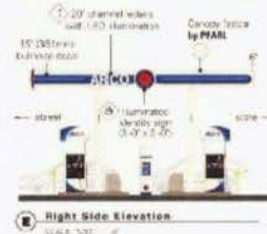
B Rear Elevation - Dominio 8 Canopy - Bullnose Decal  
SCALE: 3/32" = 1'-0"



C Site Key Plan  
SCALE: 1/8" = 1'-0"



D Left Side Elevation  
SCALE: 3/32" = 1'-0"



E Right Side Elevation  
SCALE: 3/32" = 1'-0"

FUELING CANOPY SIGNAGE

CAR WASH BUILDING WALL SIGN LEGEND

SIGN IDENTITY SYMBOL	NET SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN ILLUMINATION	SIGN NOTES
(A)	0.00 FT <sup>2</sup>	0	0.00 FT <sup>2</sup>	NORMAL	MAXIMUM SIGN ALLOWANCE
TOTAL COMBINED PROPOSED SIGN AREA			0.00 FT <sup>2</sup>		
TOTAL ALLOWABLE COMBINED SIGN AREA 2 X PRIMARY FRONTAGE PER SIGN TABLE 28.65-C COMMERCIAL ZONING DISTRICT 1724.2			20.00 FT <sup>2</sup>		

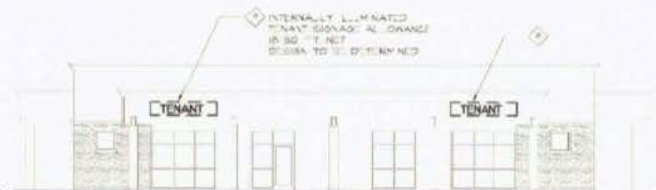
FUEL CANOPY SIGNAGE LEGEND

SIGN IDENTITY SYMBOL	NET SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN ILLUMINATION	SIGN NOTES
(F)	0.00 FT <sup>2</sup>	0	0.00 FT <sup>2</sup>	NORMAL	AWGD BRAND SIGN
(G)	9.00 FT <sup>2</sup>	0	0.00 FT <sup>2</sup>	NORMAL	AWGD IDENTIFY LOGO
TOTAL COMBINED PROPOSED SIGN AREA			0.00 FT <sup>2</sup>		
TOTAL ALLOWABLE COMBINED SIGN AREA 200 NO. FT. MAX. HEIGHT PER SIGN TABLE 28.65-C COMMERCIAL ZONING DISTRICT 1724.2			200.00 FT <sup>2</sup>		



GIL MOORE  
 P.O. BOX 509  
 WILTON, CA 95693  
 ADDRESS  
 MELDON DEVELOPMENT  
 8980 MELDON ROAD  
 ELK GROVE, CA  
 PROJECT SITE  
 CAR WASH AND FUEL CANOPY  
 CRM Architects & Planners, Inc.  
 2115  
 DATE: 0-4-23  
 DRAWING NO.: 23-01  
 SIGN 2





**BUILDING A SOUTH ELEVATION INTERIOR PUBLIC FRONTAGE**

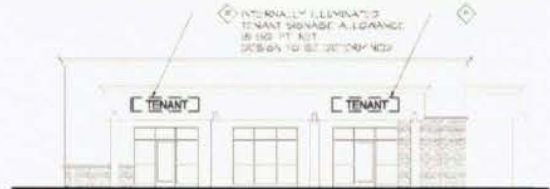
**PLAZA**



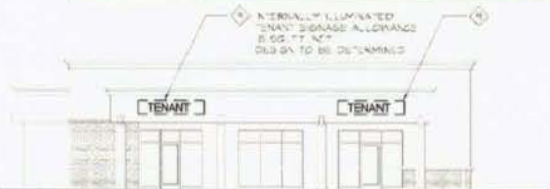
**BUILDING B SOUTH ELEVATION INTERIOR PRIMARY FRONTAGE**



**BUILDING A WEST ELEVATION PRIMARY BUILDING FRONTAGE**



**BUILDING B WEST ELEVATION PLAZA FRONTAGE**



**BUILDING A EAST ELEVATION PLAZA FRONTAGE**



**BUILDING B EAST ELEVATION INTERIOR PUBLIC FRONTAGE**



**BUILDING B NORTH ELEVATION**

NO SIGNAGE PROPOSED AT THIS ELEVATION

**PLAZA**



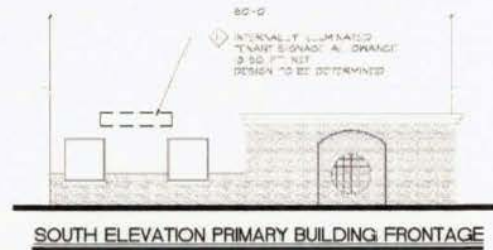
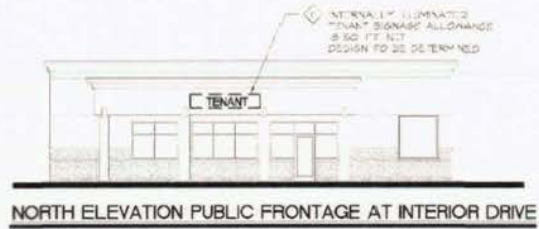
**BUILDING A NORTH ELEVATION**

NO SIGNAGE PROPOSED AT THIS ELEVATION

BUILDING A AND B WALL SIGN LEGEND					
SIGN IDENTIFY SYMBOL	NET SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN ILLUMINATION	BY NOTES
⬡	16 SQ. FT.	5	140 SQ. FT.	INTERNAL	MAXIMUM SIGN ALLOWANCE
⬢	20 SQ. FT.	2	40 SQ. FT.	INTERNAL	MAXIMUM SIGN ALLOWANCE
TOTAL COVERED PROPOSED SIGN AREA			180 SQ. FT.		
TOTAL ALLOWABLE SIGNAGE					
TOTAL A. DRAWING COND. NET SIGN AREA 2 X PRIMARY FRONTAGE					
BUILDING A 2 X 60			120 SQ. FT.		
BUILDING B 2 X 70			140 SQ. FT.		
TOTAL PER BOARD TABLE 2882-2 COMMERCIAL ZONING DISTRICT T.V. 2.			260 SQ. FT.		

DRAWN BY: GEL MOORE  
 P.O. BOX 529  
 WILTON, CA 95693  
 PROJECT NAME: SHELTON DEVELOPMENT  
 8565 SHELTON ROAD  
 ELK GROVE, CA  
 PROJECT NUMBER: A AND B BUILDING SIGNAGE  
 FIRM: CRM Architects & Planners, Inc.  
 DATE: 11/11/11  
 DRAWING NUMBER: SIGN 3





WALL SIGN LEGEND					
SIGN IDENTITY SYMBOL	SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN LIMITATION	SIGN NOTES
⬠	18' 00" FT.	2	36' 00" FT.	INTERNAL	MAXIMUM SIGN ALLOWANCE
TOTAL COMBINED PROPOSED SIGN AREA			36' 00" FT.		
TOTAL ALLOWABLE COMBINED SIGN AREA 2 X PRIMARY FRONTAGE PER 204C 22-67-5 COMMERCIAL ZONING DISTRICT 15M-2			100' 00" FT.		



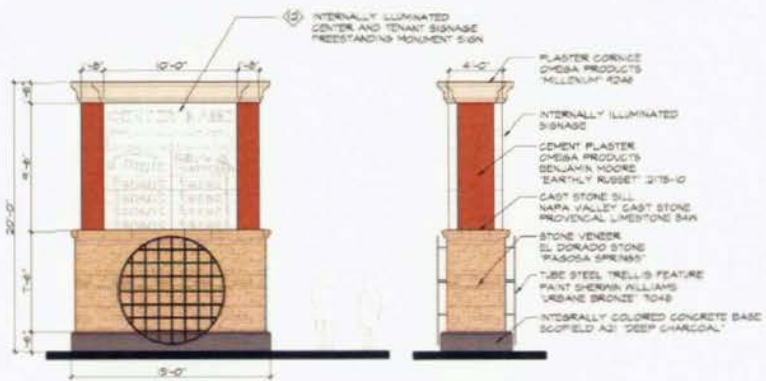
OWNER  
 DR. MOORE  
 P.O. BOX 559  
 WILTON, GA 30690

APPLICANT  
 SHELDON DEVELOPMENT  
 2365 SHELDON ROAD  
 ELK GROVE, GA

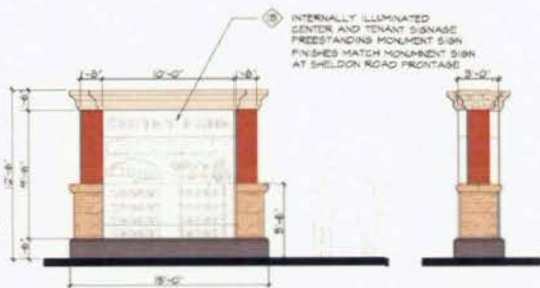
PROJECT NAME  
 OFFICE BUILDING SIGNAGE

DATE: 08/20/2012

CREATED BY:  
 SIGN 4



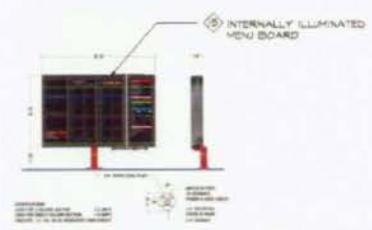
**CENTER MONUMENT SIGN AT SHELDON ROAD FRONTAGE**



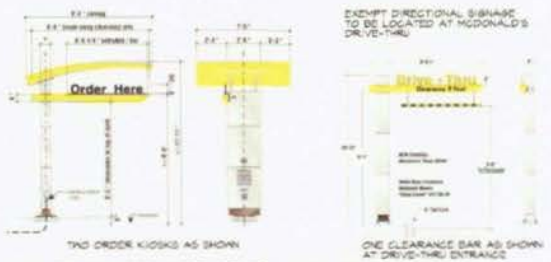
**CENTER MONUMENT SIGN AT STOCKTON BLVD. FRONTAGE**



**ARCO BRANDING AND PRICE SIGNAGE**



**MENUBOARD AT MCDONALD'S DRIVE-THRU**



**DIRECTIONAL SIGNAGE AT MCDONALD'S DRIVE-THRU**

FREESTANDING SIGN LEGEND					
SIGN IDENTITY SYMBOL	NET SIGN AREA	NUMBER OF SIGNS	TOTAL NET SIGN AREA	SIGN ILLUMINATION	SIGN NOTES
	48 SQ. FT.	1	48 SQ. FT.	INTERNAL	CENTER IDENTITY MONUMENT SIGN
	48 SQ. FT.	1	48 SQ. FT.	INTERNAL	CENTER IDENTITY MONUMENT SIGN
	20 SQ. FT.	1	40 SQ. FT.	INTERNAL	ARCO BRANDING AND PRICE SIGNAGE
	40 SQ. FT.	2	80 SQ. FT.	INTERNAL	MCDONALD'S DRIVE-THRU MENUBOARD



OWNER: **RL MOORE**  
P.O. BOX 628  
WILTON, CA 95690

ADDRESS: **SHELDON DEVELOPMENT**  
8385 SHELDON ROAD  
BLK. GROVE, CA

PROJECT NAME: **FREESTANDING SIGNAGE**

CRM Architects & Planners, Inc.  
10000 Wilton Road, Suite 100  
Wilton, CA 95690

DATE: 8-14-12  
DRAWING NUMBER: **SIGN 5**

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-18**

STATE OF CALIFORNIA       )  
COUNTY OF SACRAMENTO    )     ss  
CITY OF ELK GROVE         )

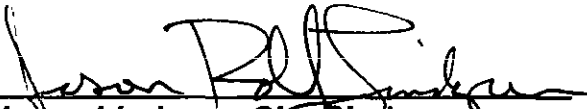
***I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 22, 2014 by the following vote:***

**AYES :       COUNCILMEMBERS:     Davis, Cooper, Detrick, Hume, Trigg**

**NOES:       COUNCILMEMBERS:     None**

**ABSTAIN :   COUNCILMEMBERS:     None**

**ABSENT:     COUNCILMEMBERS:     None**

  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**