

RESOLUTION NO. 2002-186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A CONDITIONAL USE PERMIT SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL/ MITIGATION MONITORING REPORTING PROGRAM (MMRP) FOR WILTON STATION PROJECT #EG-01-219

WHEREAS, Wilton Station (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a Conditional Use Permit. The Conditional Use Permit is to construct a 3,712 square foot convenience store, a six-pump gasoline station to include a 3,485 square foot and a 1,003 carwash. (Assessor's Parcel Numbers 126-0250-001, 126-0250-002, and 126-0250-003); 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 September 12, 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 the Wilton Station project and direct staff to file a Notice of Determination.
2. Approve the Conditional Use Permit as recommended by the Planning Commission, subject to the Conditions of Approval (see Attachment A) and the following Findings:
 - a. Finding: The establishment, maintenance and 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 City. (Zoning Code §110-30)

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.

- b. **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 development of this new convenience store, gas dispensing facility, and car wash will not adversely affect the surrounding area.

- c. **Finding:** The overall architectural character of the service station is aesthetically enhanced by the addition of this gasoline dispensing facility and appears to be compatible with the surrounding structures. (Section §340-39 of the City of Elk Grove Zoning Code)

Evidence: Section §340-39 the City's Zoning Code ensures architecturally compatible design based on the surrounding character of the area. The applicant provided a design that represents design elements in the area therefore complying with the code provision.

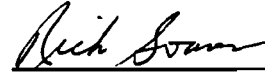
- d. **Finding:** The proposed project complies with the development requirements for convenience stores recommended by the City of Elk Grove Police Department, as listed in §315-15 of the City of Elk Grove Zoning Code.

Evidence: All of the requirements of §315-15 and the City of Elk Grove Police Department can be met because they are included as project conditions of approval.

- e. **Finding:** The proposed development of the convenience store, six-pump gasoline facility and car wash are consistent with the purposes and requirements of Chapter 40, Title III of the City of Elk Grove Zoning Code, of the General Plan, of any element thereof, 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, Zoning Code, and all other pertinent ordinances, plans, or programs adopted by the City Council.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 16TH day of October 2002.



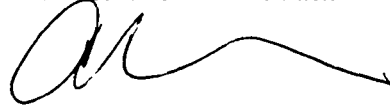
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON
CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

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

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1. The development approved by this action is for a <u>Conditional Use Permit</u> for a 3,712 square foot convenience store to include a six-pump gasoline facility with a 3,485 square foot pump canopy and a 1,003 square foot carwash as described in the Planning Commission report (dated September 12, 2002 to include 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 applicant shall complete a Boundary Line Adjustment.	Prior to approval of an improvement plan	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	
5. Comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with (2.33 acres). Until the MMRP has been recorded and the estimated MMRP fee of \$2,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. (Planning)	Prior to Issuance of Grading Permit	Planning Division	
6. The project proponent shall preserve 1.0 acre of similar habitat for each acre lost (2.33 acres). This land should be protected through a fee title or conservation easement acceptable to the	Prior to Grading	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>California Department of Fish and Game (CDFG); OR</p> <ul style="list-style-type: none"> ▪ 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 foraging habitat; OR ▪ 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 (2.33 X \$750.00=\$1,747.50 + 382.00 = \$2,129.50); 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) 			
7.	The applicant shall comply with Air Quality District Rule 403 – Fugitive Dust. Contact SMAQMD for additional information regarding this rule.	Note on Improvement Plans	Planning Division and SMAQMD	
8.	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	
9.	If construction activities are expected to occur	Construction Note and	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	<p>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.</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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) 	<p>Pre Development Survey</p>		
10.	<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> <p>1) A circle with a radius measurement from the</p>	<p>Construction Note and during Construction Activities</p>	<p>Planning Division</p>	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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.</p> <p>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."</p> <p>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.</p> <p>4) No signs, ropes, cables (except those which 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>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<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 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 5)</p>			
<p>11. The applicant is proposing to remove trees #3, 5, and 8 (total of 87 inches dbh). The applicant can pay a fee (\$200 per inch) for tree mitigation or provide a Replacement Planting Plan. The</p>	<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 01-219)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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 schedules; 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; 6) The minimum spacing for replacement oak trees shall be 20 feet on center; 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>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</p>			

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Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>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 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 6)</p>			

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
12.	An interior inspection of the structures shall be conducted by an environmental professional to identify asbestos containing materials (ACM). If substances are detected at concentrations that could pose a health hazard, physical barriers will be installed to prevent asbestos emissions upon removal of ACM's (i.e. tenting, etc.). An onsite asbestos removal professional trained in the Asbestos Hazard Emergency Response Act (AHERA) and meeting the U.S. Environmental Protection Agency Asbestos Abatement Consultant Certification requirements shall be retained to oversee proper asbestos waste maintenance and handling. (MM 7)	Prior to issuance of a building permit	Planning, Sacramento County Environmental Health and Air Quality	
13.	All buildings shall be inspected by an environmental professional for the potential of containing lead-based paint. All loose and peeling paint on those structures determined to have the potential of containing lead-based paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations. (MM 8)	Prior to issuance of a demolition permit	Planning, Sacramento County Environmental Health and Air Quality	
14.	The demolition contractor shall be informed that all paint on the buildings may be lead-based and the contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, state, and federal regulations. (MM 9)	Prior to issuance of a demolition permit	Planning, Sacramento County Environmental Health and Air Quality	
15.	No human remains are known or predicted to exist in the project area. The potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that, when human remains are discovered, no further site disturbance shall occur until the county coroner has determined that	Construction Note	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<p>the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. Further, Section 7050.5 of the California Health and Safety Code requires that if the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.</p>			
16.	<p>The project must demonstrate the following items to the satisfaction of the Department of Water Resources:</p> <p>When public water is available, destroy all abandoned wells on the proposed project site in accordance with the requirements of the County of Sacramento 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 use water from agricultural wells for construction.</p> <p>Prior to the approval of improvement plans, enter into a deferred water supply agreement with the Sacramento County Water Agency.</p>	Prior to approval of Improvement Plans (Construction Note)	Department of Water Resources and Public Works	
17.	Grant to the City of Elk Grove an Irrevocable Offer of Dedication (I.O.D.) for future intersection widening at Grant Line Road and Wilton Road to the satisfaction of the Department of Public Works.	Prior to approval of improvement plans	Department of Public Works	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	(Note: Because this is a non-standard intersection, coordinate with Pat Carpenter, 874-6291, for the exact location of the right-of-way dedications.			
18.	Grant to the City of Elk Grove right-of-way at the intersection of Grant Line Road and Wilton Road to the satisfaction of the Department of Public Works.	Prior to approval of improvement plans	Department of Public Works	
19.	At the time of improvement plan submittal, pay a cash-in-lieu fee for installation of the frontage improvements along Grant Line Road to the satisfaction of the Department of Public Works.	Prior to approval of improvement plans	Department of Public Works	
20.	At the time of improvement plan submittal, pay a cash-in-lieu fee for installation of the frontage improvements along Wilton Road to the satisfaction of the Department of Public Works.	Prior to approval of improvement plans	Department of Public Works	
21.	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.	Prior to approval of improvement plans	Department of Public Works	
22.	Grant the City right-of-way for Grant Line Road based on a 108-foot standard and install public street improvements pursuant to the Elk Grove City Improvement Standards and the requirements of the Transportation Department.	Prior to approval of improvement plans	Department of Public Works	
23.	Grant the City right-of-way for Wilton Road based on a 84-foot standard and install public street improvements pursuant to the Elk Grove City Improvement Standards and the requirements of the Transportation Department.	Prior to approval of improvement plans	Department of Public Works	
24.	Number, size, and location of driveways are subject to approval by the Transportation Department.	Prior to approval of improvement plans	Department of Public Works	
25.	Secure approval of a civil-engineered site	Prior to approval of	Department of Public	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	improvement plan for all proposed on-site and off-site improvements from the Public Works Agency.	improvement plans	Works	
26.	All real property within the boundaries of the proposed project is within a benefit zone of the District Wide Landscaping & 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 Community Services District a written petition in an acceptable form approved by District consenting to: (i) the formation of the 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 use 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.	Prior to approval of improvement plans	EGCSD, Department of Parks and Recreation	
27.	The applicant shall provide a photometric plan and lighting plan to the satisfaction of the Planning Department. (MM 1)	Prior to issuance of a Building Permit	Planning Department	
28.	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.	On-going	Planning Department	
29.	The applicant shall comply with Zoning Code	On-going	Planning Department	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	provision Section 340-13 which states: <ul style="list-style-type: none"> • If the operation of the automobile service station is discontinued for any reason for a continuous period in excess of 180 days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit as provided by Section 110-10. • Upon the revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls and all other structures and instruments related to the automobile service station and shall return the property to substantially the condition it was in prior to the construction of the automobile service station thereon. • The applicant to whom a conditional use permit has been granted shall post on the premises for public display the use permit or a copy thereof when issued. 			
30.	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	
31.	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.	Prior to issuance of a building permit	Department of Water Resources	
32.	Prior to issuance of building permits, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.20 of the	Prior to issuance of a building permit	Department of Water Resources	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Sacramento County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator.			
33.	The applicant/property owner shall obtain approval for on-site waste disposal facilities	Prior to issuance of a building permit	CSD-1 (Environmental Management Department)	
34.	The applicant shall enter into and record an agreement, in a form approved by the District Engineer and District Counsel of County Sanitation District 1, to require the property owner(s) to install at property owner(s) expense sewer collectors to serve all lots at such time as deemed necessary by the County of Sanitation District 1 Board of Directors for public health purposes.	Prior to issuance of a building permit	CSD-1	
35.	Any project that includes the installation of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District (District) prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early in the application process to determine if a District permit is required, and to begin the permit application process. Other general types of uses that require a District permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions. Contact the District for further permit requirements.	Prior to issuance of a building permit	Sacramento Metropolitan Air Quality Management District	
36.	All new automotive wash facilities shall be equipped with facilities to recycle water to minimize the impact on ground and surface water supplies.	Prior to issuance of a building permit	Department of Water Resources	
37.	Provide park land dedication and fees as required by City of Elk Grove/County of Sacramento Code.	Prior to issuance of a building permit	EGCSD, Department of Parks and Recreation	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
38.	Participate in a financing plan for parks within the Elk Grove area.	Prior to issuance of a building permit	EGCSD, Department of Parks and Recreation	
39.	An automatic fire sprinkler system is required for the food mart building. This shall be serviced by providing a fire water tank (5,000 to 15,000 gallon minimum) and a fire pump in accordance with NFPA 1231 for a rural water supply.	Prior to issuance of a building permit	EGCSD, Fire Department	
40.	The applicant shall comply with all standard conditions imposed by the Fire Department	Prior to issuance of a building permit	EGCSD, Fire Department	
41.	Any changes to the conditions imposed by the EGCSD, Department of Parks and Recreation requires authorization from EBCSD Department of Parks and Recreation	Prior to issuance of a building permit	EGCSD, Department of Parks and Recreation	
42.	The applicant shall pay the appropriate fee for the Elk Grove/West Vineyard Public Facilities Financing Plan Development Impact Fee Program (EGWV Fee Program).	Prior to issuance of a building permit	Sacramento County, Engineering Department, Infrastructure Finance Section	
43.	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.	Prior to issuance of a building permit	Department of Water Resources, Drainage	
44.	Off-site 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. This condition is to ensure that any on-site improvements can properly drain off-site without causing any impacts.	Prior to issuance of a building permit	Department of Water Resources, Drainage	
45.	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	Prior to issuance of a building permit	Department of Water Resources, Drainage	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Storm Water Quality control Measures. In all cases, source control measures on the improvement 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) should 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.			
46. The project shall comply with the City of Elk Grove Police Department conditions (letter dated December 12, 2001).	Prior to issuance of a building permit	City of Elk Grove Police Department	
47. The applicant shall install an eight-foot high masonry wall along the southeastern property line (furthest most property line from Grant Line Road)	Prior to issuance of a building permit	Planning Division	
48. The applicant/property owner shall ensure the carwash shall comply with the commercial noise ordinance standards.	On-going	Planning Division	
49. The convenience store shall limit alcohol sales to occur from 6 a.m. to 12 a.m. only.	On-going	Planning Division	
50. The carwash hours of operation are from 6 a.m. to 10 p.m.	On-going	Planning Division	
51. A) The applicant shall retain oak trees (3 and 8) until such time Grant Line and Wilton Road are widened. B) When Grant Line and Wilton Road are widened, the applicant shall pay the required tree mitigation for trees #3 and #8.	On-going	Planning Division	
52. The applicant shall pay appropriate tree mitigation	Prior to issuance of a building permit	Planning Division	

Conditions of Approval / Mitigation Monitoring and Reporting Program (EG 01-219)

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
for any qualifying tree removed for development.			