



AGENDA

Thursday, October 12, 2023

CITY OF CITRUS HEIGHTS CITY COUNCIL

6:00 PM REGULAR MEETING

City Hall Council Chambers

6360 Fountain Square Drive, Citrus Heights, CA

HOW TO PARTICIPATE:

The City of Citrus Heights welcomes your interest and involvement in the City's legislative process. The Council may take up any agenda item at any time, regardless of the order listed. If you wish to address the Council during the meeting, please fill out a Speaker Identification Sheet and give it to the City Clerk. When you are called upon to speak, step forward to the podium and state your name for the record. Normally speakers are limited to five minutes each with 30 minutes being allowed for all comments. Any public comments beyond the initial 30 minutes may be heard at the conclusion of the agenda. The Mayor has the discretion to lengthen or shorten the allotted times. Alternatively, you may submit your comment by 4:00 p.m. on the meeting day to by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>. Written public comments shall be limited to 250 words or less. Each comment will be read aloud by the City Clerk.

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October 12, 2023 City Council Agenda Packet

Documents:

CALL REGULAR MEETING TO ORDER

1. Flag Salute
2. Roll Call: Council Members: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
3. Video Statement

APPROVAL OF AGENDA

PUBLIC COMMENT

PRESENTATIONS

4. Proclamation Of The City Of Citrus Heights Proclaiming October 2023 As "National Manufacturing Month"
5. Proclamation Of The City Of Citrus Heights Proclaiming October 8-14, 2023 As "Code Enforcement Officer Appreciation Week"

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR

It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

6. SUBJECT: Approval Of Minutes

RECOMMENDATION: Approve the Minutes of the Meeting of September 28, 2023

7. SUBJECT: Approval Of Amendment No. 02 To The Wyatt Ranch Subdivision Improvement Agreement And Amendment No. 01 To The Mitchell Farms Subdivision Improvement Agreement

STAFF REPORT: R. Cave / L. Blomquist

RECOMMENDATION: Staff recommends the following:

- a. Adopt Resolution No. 2023- ____ a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 02 for the Subdivision Improvement Agreement for the Wyatt Ranch Subdivision
- b. Adopt Resolution No. 2023- ____ a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 01 for the Subdivision Improvement Agreement for the Mitchell Farms Subdivision

8. SUBJECT: San Juan Avenue Complete Streets Project – Phase 1 Federal Project No. STPL 5475 (046) – Approval Of Contract Amendment No. 2

STAFF REPORT: R. Cave / L. Blomquist

RECOMMENDATION: Adopt Resolution No. 2023- ____ a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1

PUBLIC HEARINGS

9. SUBJECT: Review Draft 2024 Action Plan And Funding Recommendations For The Community Development Block Grant Program

STAFF REPORT: C. Kempenaar / N. Piva

RECOMMENDATION: Staff recommends the following:

- a. Hear public testimony on the 2024 Draft Action Plan and Funding Recommendations for the Community Development Block Grant Program;
and
- b. Continue final action until the October 26, 2023 City Council meeting

10. SUBJECT: Sylvan Corners Subdivision – 7137 Auburn Boulevard PLN-22-28 General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit An Tree Permit

STAFF REPORT: C. Kempenaar / A. Bermudez

RECOMMENDATION: Staff recommends the following:

- a. Adopt Resolution No. 2023- ____ a Resolution of the City Council of the City of Citrus Heights, California adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the Sylvan Corners Project located at 7137 Auburn Boulevard;
- b. Adopt Resolution No. 2023- ____, a Resolution of the City Council of the City of Citrus Heights, California adopting a General Plan Map Amendment, approving a Tentative Subdivision Map, Design Review Permit, and Tree Permit for the Sylvan Corners project located at 7137 Auburn Boulevard subject to the findings and conditions of approval;
- c. Introduce for first reading and read by title only and waive the full reading of Ordinance No. 2023- ____, an Ordinance of the City Council of the City of Citrus Heights, California amending Article 5, Chapter 106.50 of the Zoning Ordinance and rezoning the property into the Sylvan Corners Special Planning Area; **and**
- d. Adopt Resolution No. 2023- ____, a Resolution of the City Council of the City of Citrus Heights, California authorizing the City Manager to execute an affordable housing agreement between the City of Citrus Heights and Woodside Homes of Northern CA, for the Sylvan Corners Project located at 7137 Auburn Boulevard

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

ADJOURNMENT

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Thursday, October 12, 2023
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA
Regular Meeting 6:00 p.m.**

HOW TO PARTICIPATE:

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October 6, 2023



Amy Van, City Clerk

REGULAR CITY COUNCIL MEETING
6:00 PM**CALL REGULAR MEETING TO ORDER**

1. Flag Salute
2. Roll Call: Council Members: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
3. Video Statement

APPROVAL OF AGENDA**PUBLIC COMMENT****PRESENTATIONS**

4. Proclamation of the City of Citrus Heights Proclaiming October 2023 as "National Manufacturing Month"
5. Proclamation of the City of Citrus Heights Proclaiming October 8-14, 2023 as "Code Enforcement Officer Appreciation Week"

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**CONSENT CALENDAR**

It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of September 28, 2023
7. **SUBJECT:** Approval of Amendment No. 02 to the Wyatt Ranch Subdivision Improvement Agreement and Amendment No. 01 to the Mitchell Farms Subdivision Improvement Agreement
STAFF REPORT: R. Cave / L. Blomquist
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STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2023-____ a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1

PUBLIC HEARING

9. **SUBJECT:** Review Draft 2024 Action Plan and Funding Recommendations for the Community Development Block Grant Program
STAFF REPORT: C. Kempenaar / N. Piva
RECOMMENDATION: Staff recommends the following:
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RECOMMENDATION: Staff recommends the following:
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DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

ADJOURNMENT

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special / Regular Meeting of Thursday, September 28, 2023
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA**

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:30 p.m. by Mayor Schaefer.

- | | | | |
|----|------------|---------------------------------|---|
| 1. | Roll Call: | Council Members present: | Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer |
| | | Council Members absent: | None |
| | | Staff present at the roll call: | Feeney, Jones and Van |

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: APN 243243-0031-006-000 (6448 Sylvan Road) and APN 243-0031-872-2657 (7500 Coronado Lane)
Agency negotiator: Ashley Feeney, City Manager and Ryan Jones, City Attorney
Negotiating parties: Robert Coronado
Under negotiation: Price, terms of payment, or both

The City Council, City Manager and City Attorney participated in the closed session.

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Schaefer adjourned the special meeting at 5:45 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Schaefer.

- | | | | |
|----|--|--------------------------|--|
| 1. | The Flag Salute was led by Vice Mayor Daniels. | | |
| 2. | Roll Call: | Council Members present: | Karpinski-Costa, Middleton, Daniels, Schaefer |
| | | Council Members absent: | Lopez-Taff |
| | | Staff present: | Blomquist, Duhe, Feeney, Huber, Jones, Riddle, Van and department directors. |

3. The video statement was read by Acting City Clerk Duhe.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Vice Mayor Daniels, the City Council approved the agenda.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

PUBLIC COMMENT

None

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming September 28, 2023 to October 4, 2023 as "Good Neighbor Week"

Council Member Karpinski-Costa read and presented the proclamation to Residents Empowerment Association of Citrus Heights (REACH) President Natalee Price.

Public Comment

Kathy Morris spoke on behalf of Neighborhood Area 7,8 & 9 (CHASEN) President Bill Shirley and stated the neighborhood association supports REACH and Good Neighbor Week.

5. Proclamation of the City of Citrus Heights Honoring Leatherby's as a Community Partner of Distinction

Mayor Schaefer read and presented the proclamation to Citrus Heights Leatherby's Family Creamery, Leslie Ray and Dave Leatherby, Jr.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Middleton attended the League of California Cities Annual Conference and is currently serving as President of the African-American Caucus. She offered condolences on the passing of Region 3 Representative to the Sacramento Valley Board, Council Member Valerie Klinefelter from the City of Plymouth.

Council Member Karpinski-Costa attended the Leatherby's Sock Hop event with her fellow council members. She attended the See's Candy opening event. She received an update on Sunrise Mall. She provided a report from the Sacramento-Yolo Mosquito & Vector Control District meeting. She attended the League of California Cities Annual Conference. She attended Sunday Funday. She attended the SOAR Neighbor Area meeting. She provided a report from the Sacramento Area Sewer District meeting. She announced Good Neighbor Week. She announced the Blessing of Animals event on September 30 at Ascension Lutheran Church.

Vice Mayor Daniels attended the Leatherby's Sock Hop event. He provided a report from the Capitol Corridor Joint Powers Authority meeting. He attended the Tile Liquidators grand opening. He attended Sunday Funday.

He provided a report from the Sacramento Regional Transit Board meeting and announced free rides on October 7. He attended the 14th Annual Tribute to Fallen Soldiers event. He attended the Sacramento Metropolitan Air Quality Management District . He announced the Citrus Heights Chamber Luncheon on October 10.

Mayor Schaefer provided a report from the Sacramento Area Council of Governments meeting. He attended Sunday Funday.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of September 14, 2023
7. **SUBJECT:** Update to City Council Ad Hoc Subcommittees
STAFF REPORT: A. Van
RECOMMENDATION: Receive and file this report with the recommended change to move the Community Block Development Grant subject matter area and Community Support Grants for nonprofits to the functional area of the Quality of Life ad hoc subcommittee

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Middleton, the City Council adopted Consent Calendar Items 6 and 7.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

REGULAR CALENDAR

8. **SUBJECT:** Final Acceptance and Notice of Completion
- a. 2022 Residential Street Resurfacing Project – City PN 15-21-010
 - b. 2021 Greenback Lane Complete Streets Improvements Project – City PN 45-20-002
- STAFF REPORT:** R. Cave / L. Blomquist
RECOMMENDATION:
- a. Adopt Resolution No. 2023-086 a Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2022 Residential Street Resurfacing Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention
 - b. Adopt Resolution No. 2023-087 a Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2021 Greenback Lane Complete Streets Improvements Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention

City Engineer Blomquist presented an overview on two recently completed resurfacing projects. The Residential Street Resurfacing Project commenced in August 2022. The final cost of the project was just over \$2.9 million and came in under budget by \$75,000. The project included resurfacing 20 streets, ADA curb ramps, sidewalk replacement, curb and gutter replacement, and storm drain replacement. The project also included traffic safety enhancements on Wachtel Way and Verner Avenue. The Greenback Lane Complete Streets project commenced in March 2022. The final cost of the project was just under \$2.9 million and came

in under budget by approximately \$188,000. Sacramento County will be contributing over \$500,000 for their share of improvements on Fair Oaks Boulevard which is shared with the City and County. The project included resurfacing Greenback Lane between Sunrise Boulevard and Fair Oaks Boulevard. The project included ADA complaint curb ramps and storm drain upgrades. The project also included bicycle and pedestrian safety upgrades and traffic signal upgrades at the intersection of Greenback Lane and Fair Oaks Boulevard.

City Council comments and questions followed.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Vice Mayor Daniels, the City Council adopted Resolution No. 2023-086 a Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2022 Residential Street Resurfacing Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Karpinski-Costa the City Council adopted Resolution No. 2023-087 a Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2021 Greenback Lane Complete Streets Improvements Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

9. **SUBJECT:** Resolutions Adopting the Memorandums of Understanding for the Citrus Heights Police Officers Association and the Citrus Heights Police Employees Association; Amended Salary Table with Cost of Living Adjustments and Select Market Equity Adjustments; Amendments to the Employer Contribution Level for Employee Health Benefits; and Unrepresented Safety and CHPOA Employee Cost-Sharing

STAFF REPORT: S. Talwar / M. Dippert

RECOMMENDATION:

- a. Adopt Resolution No. 2023-088 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Memorandum of Understanding for the Citrus Heights Police Officers Association
- b. Adopt Resolution No. 2023-089 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Memorandum of Understanding for the Citrus Heights Police Employees Association
- c. Adopt Resolution No. 2023-090 a Resolution of the City Council of the City of Citrus Heights, California, Adopting an Amended Salary Table with Cost of Living Adjustments and Select Market Equity Adjustments
- d. Adopt Resolution No. 2023-091 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Amendments to the Employer Contribution Level for Employee Health Benefits
- e. Adopt Resolution No. 2023-092 a Resolution of the City Council of the City of Citrus Heights, California, Adopting Unrepresented Safety Employee Cost-Sharing

City Manager Feeney introduced the item and explained the City's policy is to do a compensation study at least every five years and the last study was done in 2017. The study confirmed the City had fallen behind other regional agencies relative to total compensation. Over the last year and a half the City has experienced challenges with retention and recruitment. He stated it is important for the City to remain relevant in marketplace, there are significant costs associated with recruiting and training employees to fill vacancies. Historically, the City has strived to be at the midpoint in the marketplace relative to comparable agencies. The recommendations being presented looked at the long range budget forecasting model and maintaining healthy General Fund reserves while also addressing compensation.

Human Resources Manager Dippert presented an overview of the total compensation study. Total compensation includes base salary, benefits, retirement, education incentives, or any other items offered by the City to an employee. She explained that the City's survey approach and parameters included identifying the labor market and comparable cities, comparing the job duties of the identified benchmark classifications, reviewing current compensation including benefits to determine if Citrus Heights was at median or below median.

Administrative Services Director Talwar provided an overview of three recommended compensation adjustments. Staff is recommending an increase to all benefited classification medical contribution rates. There are 17 benchmark classifications that need market equity adjustments. Lastly, staff recommends a 3% Cost of Living Adjustment, which was budgeted for and included in the financial forecast.

Labor Relations consultant Patrick Clark provided an overview of the proposed Memorandum of Understanding (MOU) with the Citrus Heights Police Officers Association (CHPOA) and the Citrus Heights Police Employees Association (CHPEA). The contract terms are from October 1, 2023 through June 30, 2026. For the first year, compensation includes a 3% cost of living adjustment, market equity adjustments for select benchmark classifications, and medical contribution adjustments. He provided an explanation of additional items contained in the MOU with the CHPOA relating to retirement benefits, specialty assignment pays and leave time. He also provided an explanation of additional items contained in the MOU with the CHPEA relating to holiday / leave time and work schedules.

Human Resources Manager Dippert stated this item is a recommendation to approve a 3% cost of living adjustment to the top of the salary range for the Executive Management classifications of Administrative Services Director, Chief of Police, Community Development Director, Economic Development and Community Engagement Director and General Services Director. In addition, the Chief of Police agrees to pay an additional 1% for a total of 4% toward the employer contribution for retirement under Government Code Section 20516 until such time as the contract with California Public Employees Retirement System (CalPERS) for unrepresented safety members can be amended to allow payment of an additional 1% for a total of 4% toward the Employer Contribution pursuant to Government Code Section 20516. These changes will become effective October 8, 2023. She noted this is not an increase to executive staff salary.

Administrative Services Director Talwar reviewed the fiscal impact of the recommended adjustments. The City is maintaining reserves above the City Council minimum reserve policy and City Manager recommendation. There is no budget adjustment requested for Fiscal Year 2023/2024 to implement the compensation adjustments and MOUs. In Fiscal Year 2024/2025 staff anticipates a budget adjustment of approximately \$2.2 million.

Public Comment

Michael Lagomarsino addressed the Council urging the Council to approve the recommendation for the increase. He expressed the Police Department's Records Department has lost employees due to better pay in other locations.

City Council comments and questions followed.

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Middleton, the City Council adopted Resolution No. 2023-088 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Memorandum of Understanding for the Citrus Heights Police Officers Association.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

ACTION: On a motion by Council Member Middleton, seconded by Council Member Karpinski-Costa, the City Council adopted Resolution No. 2023-089 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Memorandum of Understanding for the Citrus Heights Police Employees Association.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Vice Mayor Daniels, the City Council adopted Resolution No. 2023-090 a Resolution of the City Council of the City of Citrus Heights, California, Adopting an Amended Salary Table with Cost of Living Adjustments and Select Market Equity Adjustments.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Karpinski-Costa, the City Council adopted Resolution No. 2023-091 a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Amendments to the Employer Contribution Level for Employee Health Benefits.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

ACTION: On a motion by Council Member Middleton, seconded by Vice Mayor Daniels, the City Council adopted Resolution No. 2023-092 a Resolution of the City Council of the City of Citrus Heights, California, Adopting Unrepresented Safety Employee Cost-Sharing.

AYES: Karpinski-Costa, Middleton, Daniels, Schaefer
NOES: None
ABSENT: Lopez-Taff

Mayor Schaefer read the following written comment submitted by Council Member Lopez-Taff, "I am unable to attend the meeting due to illness. However, I did want to share with my Council colleagues that though I would need to hear all the testimony and deliberations involved with the public hearing to inform my ultimate decision, based upon the information laid out in the staff report and past discussions related to labor issues, I would be inclined to support approval of this item."

DEPARTMENT REPORTS

10. **SUBJECT:** City Scoop Summer Event Series Recap
DEPARTMENT: Economic Development and Community Engagement

Economic Development and Community Engagement Director Huber presented on the City Scoop series. The pilot project goals were to launch the Community Engagement Department, gather community members for fun, bring awareness to Neighborhood Areas, promote the Community Block Party Trailer, and share information on the Citrus Heights Cares Campaign. There were three events across the city. Ice Cream was provided by community partner Leatherby's. The Police Activities League brought children activities to keep them engaged.

City Council comments followed.

CITY MANAGER ITEMS

City Manager Feeney announced the upcoming Special Election on November 7 in which City Hall will have a Vote-by-Mail ballot dropbox outside. He announced the retirement of Sacramento County Executive, Anne Edwards. He announced Economic Development and Community Engagement Director, Meghan Huber received a 40 Under 40 Award from the Sacramento Business Journal. He announced upcoming events in the community. The Mesa Verde Stadium Ribbon Cutting and Homecoming game is October 13. The Fall Volunteer Event at City Hall is October 14. The Citrus Heights ArtBeat Festival is October 14. The State of the City address will be held on October 19 at 6:30 p.m. at City Hall. The Chamber will hold a ticketed reception October 19 at 5:00 p.m. The Citrus Heights Community Marching Band Howl-o-Ween Parade is October 21.

Council Member Karpinski-Costa announced Sacramento County is hosting a free Flu Shot Clinic on October 17 from 10 a.m. to 3 p.m. at the Citrus Heights Community Center.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

ADJOURNMENT

Mayor Schaefer adjourned the regular meeting at 7:43 p.m.

Respectfully submitted,

Rachel Duhe, Acting City Clerk



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: October 12, 2023

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer

SUBJECT: **Approval of Amendment No. 02 to the Wyatt Ranch Subdivision Improvement Agreement and Amendment No. 01 to the Mitchell Farms Subdivision Improvement Agreement**

Summary and Recommendation

Over the past several years, the City has executed two Subdivision Improvement Agreements (SIA) with various developers.

Wyatt Ranch Subdivision

On November 14, 2019, City Council approved the Final Subdivision Map and authorized the City Manager to execute an SIA for the Wyatt Ranch Subdivision. The developer then executed and recorded the SIA and Final Map on December 31, 2019. Subsequent to the recordation of the Final Map, the property was sold to a new developer, Citrus Heights 23, LLC, a Utah limited liability company. On January 28, 2020 the City Council approved Amendment No. 1 to the Wyatt Ranch SIA, acknowledging the change of ownership.

Mitchell Village Subdivision

On April 23, 2020, City Council approved the Final Subdivision Map and authorized the City Manager to execute an SIA with KB Home, Inc. for the Mitchell Village Subdivision. The developer then executed and recorded the Final Map on October 8, 2020.

The Covid-19 pandemic has resulted in delays to complete the required public improvements for both the Mitchell Village and Wyatt Ranch Subdivisions. Both projects are now past the original specified completion dates as indicated in the corresponding SIAs. Staff and the developers are now seeking amendments to the respective SIAs extending the final completion dates to provide sufficient time to complete all required improvements and satisfy all conditions of approval. Amendment No. 02 to the Wyatt Ranch SIA will extend the completion date to May 31, 2024 and Amendment No. 01 to the Mitchell Village SIA will extend the completion date to August 31, 2024.

Staff recommends the City Council approve:

1. Resolution 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 02 for the Subdivision Improvement Agreement for Wyatt Ranch Subdivision
2. Resolution 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 01 for the Subdivision Improvement Agreement for Mitchell Farms Subdivision

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

Wyatt Ranch Subdivision

On November 14, 2019, City Council approved the Final Subdivision Map and authorized the City Manager to execute an SIA for the Wyatt Ranch Subdivision. The developer executed the SIA and both the SIA and Final Map were recorded on December 31, 2019. The subdivision map created 23 single-family residential lots on the west side of Sunrise Boulevard at Lawrence Avenue. Subsequent to the recordation of the Final Map, the property was sold to a new developer, Citrus Heights 23, LLC, a Utah limited liability company, and on January 28, 2021, the City Council approved Amendment No. 1 to the Wyatt Ranch SIA acknowledging the change of ownership. Construction on this project began in spring of 2021. While this project has faced numerous challenges at various times throughout construction, it is in the City's best interest to extend the SIA in order to progress towards completing the overall project. To date, approximately 80% of the Project's required public improvements have been completed, and four lots have been issued certificates of occupancy.

Mitchell Village Subdivision

On April 23, 2020, City Council approved the Final Subdivision Map and authorized the City Manager to execute a Subdivision Improvement Agreement (SIA) with KB Home, Inc. for the Mitchell Farms Subdivision. The developer executed the SIA and both the Final Map and SIA were recorded on October 8, 2020. This subdivision map created 258 single-family residential lots north of Arcadia Drive and between Sunrise Boulevard and Fair Oaks Boulevard. To date, approximately 95% of the Project's required public improvement have been completed, and 254 of the 255 lots have been issued certificates of occupancy. Engineering staff are coordinating with this developer on final punch list items and timing of overall final acceptance.

Work on the required public improvements for both projects had commenced by early 2021. However, available labor and supply-chain impacts resulting from the Covid -19 pandemic have extended the anticipated completion of the developments past the original completion dates indicated in the SIAs. As a result, staff and the developers are now seeking amendments to the respective SIAs extending the final completion dates to provide sufficient time to ensure all conditions of approval have been satisfied and Final Acceptance of the improvements approved by the City Council. Amendment No. 02 to the Wyatt Ranch SIA will extend the completion date to May 31, 2024 and Amendment No. 01 to the Mitchell Farms SIA will extend the completion date to August 31, 2024.

Staff recommends the City Council approve:

1. Resolution 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 02 for the Subdivision Improvement Agreement for Wyatt Ranch Subdivision
2. Resolution 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 01 for the Subdivision Improvement Agreement for Mitchell Farms Subdivision

Attachments

1. Resolution No. 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 02 for the Subdivision Improvement Agreement for Wyatt Ranch Subdivision
2. Resolution No. 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to execute Amendment No. 01 for the Subdivision Improvement Agreement for Mitchell Farms Subdivision
3. Amendment No. 02 to the Wyatt Ranch Subdivision Improvement Agreement
4. Amendment No. 01 to the Mitchell Farms Subdivision Improvement Agreement

RESOLUTION NO. 2023 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE
AMENDMENT NO. 02 FOR THE SUBDIVISION IMPROVEMENT AGREEMENT FOR
THE WYATT RANCH SUBDIVISION**

WHEREAS, on November 14, 2019, City Council approved the Final Subdivision Map and authorized the City Manager to execute the Subdivision Improvement Agreement for the Wyatt Ranch Subdivision, a 23 parcel subdivision located on the west side of Sunrise Boulevard on Lawrence Avenue;

WHEREAS, the Subdivision Map and Subdivision Improvement Agreement were recorded with the County of Sacramento on December 31, 2019;

WHEREAS, on November 20, 2020, Wyatt Ranch Subdivision changed ownership from Mark H. Swinger and Dawn E. Swinger to Citrus Heights 23, LLC, a Utah limited liability company;

WHEREAS, on January 28, 2021 the City Council approved Amendment No. 01 to the Wyatt Ranch Subdivision Improvement Agreement to update ownership;

WHEREAS, the COVID-19 pandemic caused manpower shortages and supply-chain impacts delaying completion of the required improvements of the subdivision; and

WHEREAS, City staff and the Wyatt Ranch developers desire to amend the Subdivision Improvement Agreement to extend the completion date for the required improvements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights, the City Manager is hereby authorized to execute Amendment No. 02 to the Subdivision Improvement Agreement for the Wyatt Ranch Subdivision to extend the date for completion of the required improvements.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of Citrus Heights, California, this 12th day of October 2023 by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

RESOLUTION NO. 2023 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT
NO. 01 FOR THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE
MITCHELL FARMS SUBDIVISION**

WHEREAS, on April 23, 2020, City Council approved the Final Subdivision Map and authorized the City Manager to execute the Subdivision Improvement Agreement for the Mitchell Farms Subdivision, a 258 parcel subdivision located north of Arcadia Drive between Sunrise Boulevard and Fair Oaks Boulevard;

WHEREAS, the Subdivision Map and Subdivision Improvement Agreement were recorded with the County of Sacramento on October 8, 2020;

WHEREAS, the COVID-19 pandemic caused manpower shortages and supply-chain impacts delaying completion of the required improvements; and

WHEREAS, City staff and the Mitchell Farms developers desire to amend the Subdivision Improvement Agreement to extend the completion date for the required improvements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights, the City Manager is hereby authorized to execute Amendment No. 01 to the Subdivision Improvement Agreement for the Mitchell Farms Subdivision to extend the date for completion of the required improvements.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of Citrus Heights, California, this 12th day of October 2023 by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

**AMENDMENT NO. 2 TO WYATT RANCH
SUBDIVISION IMPROVEMENT AGREEMENT**

This Amendment (the "Amendment") is entered into by and between the City of Citrus Heights ("City"), a municipal corporation in the State of California, and KB Homes Sacramento, Inc. ("Developer"), as of September ____, 2023.

RECITALS

WHEREAS, the City and Mark H. Swinger Sand Dawn E. Swinger ("Subdivider") previously entered into a Subdivision Improvement Agreement (the "Agreement") for the Wyatt Ranch Subdivision (the "Subdivision") that was approved by City Council on November 18, 2019;

WHEREAS, on November 20, 2020 The Subdivider sold the Subdivision to Citrus Heights 23, LLC ("Developer");

WHEREAS, on February 3, 2021. The City, Subdivider and Developer executed Amendment No. 01 to the Agreement documenting the transfer of the project to the Developer and revising the completion date in the Agreement.

WHEREAS, labor and supply-chain impacts resulting from the COVID-19 Pandemic delayed completion of work on the various public infrastructure improvements for the Subdivision beyond the original completion date of April 30, 2022 as specified in the Amendment No. 01;

WHEREAS, the Developer has made progress toward completion of the required improvements for the Subdivision;

WHEREAS, City and Developer now wish to amend the Agreement to revise the completion date for performance of the required improvements for the Subdivision; and

NOW, THEREFORE, The City and Subdivider agree as follows:

1. Change dates in Section 8 of Agreement as follows:

8. Work; Time for Commencement and Performance. Work on the Required Improvements will commence by the Developer on January 11, 2021 and Work on the Required Improvements shall be completed on or before **May 31, 2024** ~~April 30, 2022~~. City will accept the Required Improvements only after the Developer provides written notice to City that the Required Improvements are complete and City determines in writing that the Required Improvements are complete and consistent with all applicable terms and conditions.

CITY OF CITRUS HEIGHTS
a MUNICIPAL corporation

By: _____ Date: _____
Ashley Feeney, City Manager

Attest

Amy Van, City Clerk

Approved as to Form

Ryan R. Jones, City Attorney

DEVELOPER:

Citrus Heights 23, LLC
A Utah Limited Liability Corporation

By: _____ Date: 8-17-23

Print Name: Kent Hoggan

Print Title: manager

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF UTAH }

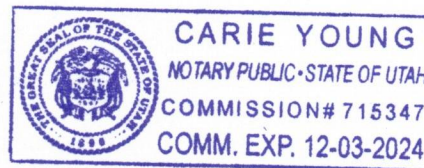
COUNTY OF SALT LAKE }

On August 17, 2023 before me, Carie Young,
Notary Public, personally appeared Kent Hoggan who
proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



**AMENDMENT NO. 1 TO MITCHELL FARMS
SUBDIVISION IMPROVEMENT AGREEMENT**

This Amendment (the “Amendment”) is entered into by and between the City of Citrus Heights (“City”), a municipal corporation in the State of California, and KB Homes Sacramento, Inc. (“Developer”), as of October ____, 2023.

RECITALS

WHEREAS, the City and Developer previously entered into a Subdivision Improvement Agreement (the “Agreement”) for the Mitchell Farms Subdivision (the “Subdivision”) that was approved by City Council on April 23, 2020;

WHEREAS, labor and supply-chain impacts resulting from the COVID-19 Pandemic delayed completion of work on the various public infrastructure improvements for the Subdivision beyond the original completion date of August 1, 2021 as specified in the Agreement;

WHEREAS, the Developer has continued to make reasonable progress toward completion of all of the required improvements for the Subdivision;

WHEREAS, City and Developer now wish to amend the Agreement to revise the completion date for performance of the required improvements for the Subdivision; and

NOW, THEREFORE, The City and Developer agree as follows:

1. Change dates in Section 8 of Agreement as follows:
 8. Work; Time for Commencement and Performance. Work on the Required Improvements will commence by the Developer on October 16, 2019 and Work on the Required Improvements shall be completed on or before August 31, 2024 ~~August 1, 2021~~. City will accept the Required Improvements only after the Subdivider provides written notice to City that the Required Improvements are complete and City determines in writing that the Required Improvements are complete and consistent with all applicable terms and conditions.

CITY OF CITRUS HEIGHTS
a MUNICIPAL corporation

By: _____ Date: _____
Ashley Feeney, City Manager

Attest

Amy Van, City Clerk

Approved as to Form

Ryan R. Jones, City Attorney

DEVELOPER:

KB Home Sacramento, Inc.
Principal

By: _____ Date: _____

Print Name: _____

Print Title: _____



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: October 12, 2023

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer

SUBJECT: **San Juan Avenue Complete Streets Project – Phase 1**
Federal Project No. STPL 5475 (046)
Approval of Contract Amendment No. 2

Summary and Recommendation

On May 27, 2021, the City Council authorized an Agreement for Professional Services with Bennett Engineering Services, Inc. to provide engineering services for the Project Approval and Environmental Document phase of the San Juan Complete Streets Phase 1 Project (Project). On April 28, 2022, the City Council authorized an amendment for additional professional services to coordinate with utility providers, finalize right-of-way services, and complete the final plans preparatory to bidding the project. The proposed scope of Contract Amendment No. 2 includes required additional civil, geotechnical and structural engineering construction support services.

Staff recommends the City Council adopt Resolution No. 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1.

City Council Strategic Goal/Objective

This item aligns with the Citrus Heights City Council Strategic Plan Objective to “Maintain Public Infrastructure and Enhance Alternative Modes of Transportation.”

Fiscal Impact

The current not-to-exceed fee for design and right-of-way phases is \$443,408.19. Proposed Amendment No. 2 will increase the not-to-exceed fee for professional services by \$104,117.75 to a total of \$547,525.94.

Subject: San Juan Avenue Complete Streets Project – Phase 1 Approval of Contract Amendment No. 2

Date: October 12, 2023

Page 2 of 3

Proposed Amendment No. 2 will be funded with Transportation Development Act Bicycle/Pedestrian funds (Fund 212).

Background and Analysis

In 2019, the City submitted a successful funding application to SACOG's State of Good Repair funding program to begin a major rehabilitation and complete streets project on San Juan Avenue. The funding award provides \$2,000,000 in grant funds to design improvements from Madison Avenue to Spicer Drive and construct improvements from Madison Avenue to Chesline Drive. In November 2020, the City received Caltrans authorization to proceed with the Project.

On May 27, 2021, the City Council authorized an Agreement for Professional Services with Bennett Engineering Services, Inc. to provide engineering services for the Project Approval and Environmental Document phase of the San Juan Complete Streets Phase 1 Project (Project). At that time, staff informed the City Council that a contract amendment would be required upon completion of environmental studies and prior to final design.

On April 28, 2022, the City Council authorized Amendment No. 1 for additional professional services to coordinate with utility providers, finalize right-of-way services, and complete the final plans preparatory to bidding the project. This amendment also included a nominal budget for construct support services, however, due to complications associated with procuring right of way from one property owner, the construction support budget was reallocated during the design phase to support other elements of the work.

Over the past two years, the project design team has diligently worked to complete environmental studies, coordinate with utility providers, acquire necessary right of way, and obtain the Caltrans required Right of Way Certification preparatory to advertising the first phase of the Project (Phase 1A) on San Juan Avenue between Madison Avenue and Chesline Drive. As the Phase 1A Project is now ready to solicit construction bids, it is necessary to re-establish an appropriate budget for construction support services as well as provide the design team with sufficient budget to complete design documents for the second phase of the Project (Phase 1B) on San Juan Avenue from Chesline Drive to Spicer Drive.

The proposed scope of work for Contract Amendment No. 2 includes construction support services for the Phase 1A project including reviewing specialty submittal items, responding to construction contractor requests for information, providing design support for construction change orders, and As-Built Drawings. In addition, Amendment No. 2 includes design services, including geotechnical and structural engineering support not previously determined as necessary in order to complete the final design for Phase 1B Project.

Attachments

- 1) Resolution No. 2023-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 2 to the

Subject: San Juan Avenue Complete Streets Project – Phase 1 Approval of Contract Amendment No. 2

Date: October 12, 2023

Page 3 of 3

Agreement for Professional Services with Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1.

- 2) Amendment No. 2 to the agreement for professional services between the City of Citrus Heights and Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1.

RESOLUTION NO. 2023-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO
EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT FOR PROFESSIONAL
SERVICES WITH BENNETT ENGINEERING SERVICES, INC. FOR THE SAN
JUAN AVENUE COMPLETE STREETS PROJECT PHASE 1**

WHEREAS, in August 2019 the City was notified of a successful Sacramento Area Council of Governments (SACOG) State of Good Repair (SGR) funding request to design and construct the first phase of the San Juan Avenue Complete Streets Project (Project);

WHEREAS, in November 2020 Caltrans authorized the city to proceed with the preliminary engineering and environmental documentation phase of the Project;

WHEREAS, in March 2021, the City issued a Request for Proposals seeking a qualified firm to provide the necessary engineering services for the Project;

WHEREAS, on May 27, 2021, the City Council of the City of Citrus Heights, California authorized execution of an agreement with Bennett Engineering Services, Inc. in the amount of \$306,499.70 for preliminary engineering and environmental clearance of the Project;

WHEREAS, on April 28, 2022, the City Council authorized Contract Amendment No. 1 with Bennett Engineering Services, Inc. in the amount of \$136,908.49;

WHEREAS, the City wishes to amend the agreement to provide engineering design and construction support services;

WHEREAS, Amendment No. 2, in the amount of \$104,117.75 will increase the total not-to-exceed contract amount to \$547,525.94; and

WHEREAS, the proposed professional services will be paid for using Transportation Development Act Bike/Ped Funds (Fund 212).

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights, the City Manager is hereby authorized to execute Contract Amendment No. 2, in the amount not to exceed \$104,117.75, for the Project.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 12th day of October, 2023 by the following vote, to wit:

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members:
ABSENT:	Council Members:

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

**AMENDMENT NO. 2 TO CONTRACT FOR PROFESSIONAL
SERVICES FOR THE SAN JUAN AVENUE COMPLETE STREETS PROJECT
PHASE 1 BETWEEN THE CITY OF CITRUS HEIGHTS AND
BENNETT ENGINEERING SERVICES, INC.**

This Amendment No. 2 (the “Contract Amendment No. 2”) is entered into by and between the City of Citrus Heights (“City”), a municipal corporation in the State of California, and Bennett Engineering Services, Inc. (“Consultant”), as of _____, 2023.

RECITALS

WHEREAS, the City and Consultant previously entered into that Contract for Professional Design Services for preliminary design and environmental services of the San Juan Avenue Complete Streets Project Phase 1 (“Project”) dated July 14, 2021 (the “Agreement”);

WHEREAS, on April 28, 2022, Contract Amendment No. 1, in the amount of \$136,908.49, was executed to perform additional professional services;

WHEREAS, the City and Consultant now wish to execute Contract Amendment No. 2 to provide additional professional services for the final design phase of the Project (Phase 1B) and construction support services for Project Phase 1A (the “Additional Work”); and

WHEREAS, the City and Consultant also agree to increase the maximum compensation allowed under the Agreement by one hundred four thousand, one hundred seventeen dollars and seventy-five cents (\$104,117.75), for an amended not-to-exceed total compensation of five hundred forty-seven thousand, five hundred twenty-five dollars and ninety-four cents (\$547,525.94).

NOW, THEREFORE, the City and Consultant agree as follows:

1. Introduction. The City and Consultant agree to modify the Agreement to include the Additional Work. Article I, Section A of the Agreement, “INTRODUCTION,” is hereby amended to read as follows:

“A. The work to be performed under this contract is described in Article III entitled Statement of Work and the approved CONSULTANT’s Cost Proposals dated May 17, 2021, April 1, 2022, and September 26, 2023. The approved CONSULTANT’s Cost Proposals are attached hereto as Attachments No. 1, 1A, and 1B, and incorporated by reference. If there is any conflict between the approved Proposals and this contract, the contract shall take precedence.”

2. Statement of Work. The City and Consultant agree to modify the Agreement to include the Additional Work. The first paragraph of Article III, of the Agreement, “STATEMENT OF WORK,” is hereby amended to read as follows:

“Subject to the terms and conditions set forth in this Agreement, CONSULTANT shall provide to CITY the services described in the Scope of Work attached as Attachments No. 2, 2A, and 2B, and incorporated herein, at the time and place and in the manner specified therein.”

3. Compensation. City and Consultant also agree to increase the maximum compensation allowed under the Agreement by one hundred four thousand, one hundred seventeen dollars and seventy-five cents (\$104,117.75). Article V of the Agreement "ALLOWABLE COSTS AND PAYMENTS", is hereby amended to read as follows:

"C. In addition to the allowable incurred costs, LOCAL AGENCY will pay CONSULTANT a fixed fee of \$19,646.59. The fixed fee is nonadjustable for the term of the AGREEMENT, except in the event of a significant change in the scope of work and such adjustment is made by AGREEMENT amendment."

"I. The total amount payable by LOCAL AGENCY including the fixed fee shall not exceed \$547,525.94."

4. Exhibits. The Additional Work described under Sections 1 and 2 of this Amendment and the fee estimate of such work described under Section 3 of this Amendment are attached hereto as Attachments 1B and 2B to the Agreement.
5. All other terms and conditions of the Agreement shall remain unchanged and in full force and effect, including but not limited to, the terms and conditions regarding timing of payment, insurance and indemnification, and standard of care.

CITY OF CITRUS HEIGHTS

By: _____
Ashley J. Feeney, City Manager

Date: _____

Attest

Amy Van, City Clerk

Approved as to Form

Ryan Jones, City Attorney

BENNETT ENGINEERING SERVICES, INC.

By: _____

Date: _____

Title: _____

BEN|EN

TRUSTED ENGINEERING ADVISORS

Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, California 95661

T 916.783.4100

F 916.783.4110

www.ben-en.com

Exhibit A - Scope of Services – Amendment 2

Client: City of Citrus Heights

Consultant: Bennett Engineering Services Inc.

Project: San Juan Avenue Rehabilitation and Complete Streets

Date: 09/29/2023

Consultant's services shall be limited to those expressly set forth below, and Consultant shall have no other obligations or responsibilities for the Project or to the Client except as agreed to in writing or as provided in this Agreement. All of Consultant's services in any way related to the Project or Client shall be subject to the terms of this Agreement.

As requested by the City, BEN|EN was tasked to replenish Bidding Assistance and Construction Support for Phase 1A and finalize the PS&E package for Phase 1B. The project phases 1A and 1B will be treated as two separate bid packages to be constructed at different times.

TASK 7. Bidding Assistance and Construction Support – Phase 1A

Bidding Assistance and Construction Support will be provided for Phase 1A construction package.

Assumptions: Bidding Assistance and Construction Support for Phase 1B will be provided in the future; it is not included as part of this scope of work.

Subtask 7.1 Constructability Review Comments – Phase 1A

BEN|EN will review and address the comments from the Constructability Review performed by Ghirardelli Associates. In addition, BEN|EN will provide a written response to comments in the form of an excel spreadsheet summarizing comments on the ROW agreements, plans, estimate, and specifications. This task assumes to have one meeting with Ghirardelli to discuss the outstanding comments.

Deliverables: Final Plans (PDF), estimate (Excel Spreadsheet), specifications (Word File) and Comment Response Resolution (Excel Spreadsheet)

Subtask 7.2 Bidding Assistance

BEN|EN will attend pre-bid meeting and help address any Request for Information (RFI) the contractors might have during meeting. We will then summarize the response to questions and prepare an addenda document to ensure the information provided in the meeting is documented and made available through an addendum as necessary.

Deliverables: Correspondence and addenda to contract documents

Subtask 7.3 Review of Bid Results

BEN|EN will assist City staff in reviewing bids received for responsiveness and reasonableness.

Deliverables: Review Memorandum of Bids

Subtask 7.4 Construction Support

BEN|EN will attend the pre-construction meeting and help address any questions the contractor might have regarding the plans prior to them breaking ground. BEN|EN will work closely with the City's construction management (CM) team. We will assist City staff to review shop drawings submittals, address any RFI's that come up during construction, and provide recommendations to City and CM about change order requests.

Deliverables: Agenda & Meeting Minutes, Responses to RFIs, Submittal Reviews, recommendations about change orders

INITIALS:

Subtask 7.5 Record As-Built Drawings

BEN|EN will prepare as-built record drawings both in electronic and hard copy format.

Deliverables: Two (2) copies of final as built drawings 22" x 34", and electronic pdf format.

TASK 8. Retaining Wall at 5624 San Juan Avenue – Phase 1B**Subtask 8.1. Geotechnical Investigation at 5624 San Juan Ave**

The BEN|EN team recommends the following scope of services for the project:

- Perform a limited geologic literature review to aid in evaluating the geologic and seismic conditions present at the site
- Perform a site reconnaissance to determine access and mark out the proposed exploration location. Notify subscribing utility companies via Underground Service Alert (USA) a minimum of two business days (as required by law) prior to performing our exploratory excavation at the site.
- Depth to groundwater in the area is on the order of 100 feet. Our proposed borings will not be within 10 feet of groundwater and therefore, a drilling permit from Sacramento County Environmental Management Department (SCEMD) is not required.
- Perform two (2) exploratory borings near the proposed retaining wall using a truck-mounted drill rig equipped with rotary drilling equipment to a depth of approximately 20 feet.
- Upon completion, the borings will be backfilled with excess soil cuttings. Excess drill cuttings, if any, will be spread at the site.
- Perform geotechnical laboratory tests on selected samples to evaluate pertinent geotechnical parameters.
- Evaluate the field and laboratory testing data and develop geotechnical recommendations and design parameters for the retaining wall as presently proposed. Prepare a summary report with our findings, conclusions, and recommendations.

Deliverables: Geotechnical Report

Subtask 8.2. Retaining Wall Structure Design at 5624 San Juan Avenue

Based on the geotechnical investigation the team will analyze and choose the appropriate retaining wall. Below are some options:

1. Type 7 wall: This option involves constructing a wall with only a toe, which would minimize excavation at the house side. However, we need to verify the Geotech report and excavation slope to ensure its feasibility.
2. Soldier pile wall or sheet pile wall with facing: This option would be implemented only adjacent to the house.
3. Soldier pile/sheet pile as a secondary wall with Type 7 wall (Option 1): This option would be considered if excavation is not possible.

Deliverables: Two (2) structural drawing sheets to be included in the Final PS&E package for Phase 1B

TASK 9. Plans, Specs, and Estimate (PS&E) – Phase 1B**Subtask 9.1 95% PS&E – Phase 1B**

BEN|EN will prepare and submit 95% plans, specifications and estimates for Phase 1B for the City to review and comment. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary.

Deliverables: pdf copies of 95% Plans, Specifications, and Estimate.

Subtask 9.2 100% PS&E – Phase 1B

BEN|EN will incorporate comments from the 95% review of the PS&E package. The 95% review comments received from the City will be tabulated. Responses to comments will be addressed and incorporated. BEN|EN will submit the 100% PS&E submittal for the City's constructability review.

Deliverables: pdf copies of 100% Plans, Specifications and Estimate.

Subtask 9.3 Constructability Review Comments – Phase 1B

BEN|EN will review and address the comments from the Constructability Review performed by the City. In addition, will provide a written response to comments in the form of an excel spreadsheet summarizing the comments. This task assumes to have one meeting with the City to discuss the outstanding comments.

Subtask 9.4 Final PS&E – Phase 1B

BEN|EN will incorporate comments from the constructability review of the 100% PS&E package performed by others. The responses will be addressed and incorporated into the project PS&E, as necessary. Upon verification of all comments incorporated into the Final submittal, our team will provide a stamped PS&E copy. Additional revisions to Final PS&E set will be done as part of an amendment if required at this phase of the project.

Deliverables: Final plan submittal will be stamped and signed by a CA registered PE and include pdf and six (6) copies of Plans (three (3) 11"x17" and three (3) 22"x34"), Specifications and Estimate.

Local Assistance Procedures Manual

Cost Proposal

Note: Mark-ups are Not Allowed

☒ Prime Consultant

☐ Subconsultant

☐ 2nd Tier Subconsultant

Subconsultant: Bennett Engineering Services

Project No. Citrus Heights-San Juan Avenue Rehabilitation and Complete Streets (Phase 1)

Date 9/29/2023
Amendment #2

DIRECT LABOR

Classification/Title	Name	Range	Hours	Actual Hourly Rate	Total
Principal Engineer	*Leo Rubio		0	\$ 100.94	\$ -
Project Manager IV	Keith Rhodes		29	\$ 64.38	\$ 1,867.02
Engineer IV	Staff	\$45 - \$55	16	\$ 55.00	\$ 880.00
Engineer III	Staff	\$40 - \$50	121	\$ 44.58	\$ 5,394.18
Engineer II	Staff	\$33 - \$45	82	\$ 38.11	\$ 3,125.02
Engineer I	Staff	\$29 - \$37	64	\$ 36.05	\$ 2,307.20
Designer III	Staff	\$35 - \$55	28	\$ 46.87	\$ 1,312.36

LABOR COSTS

a) Subtotal Direct Labor Costs	\$ 14,885.78
b) Anticipated Salary Increases (see page 2 for calculation)	\$ -
c) TOTAL DIRECT LABOR COSTS [(a) + (b)]	\$ 14,885.78

INDIRECT COSTS

d) Fringe Benefits (Rate: <u>99.46%</u>)	e) Total Fringe Benefits [(c) x (d)]	\$ 14,805.39
f) Overhead & G&A (Rate: <u>46.27%</u>)	g) Overhead [(c) x (f)]	\$ 6,887.66
h) General & Admin (Rate: <u>46.74%</u>)	i) Gen & Admin [(c) x (h)]	\$ 6,957.62
j) TOTAL INDIRECT COSTS [(e) + (g) + (i)]		\$ 28,650.68

FIXED FEE	k) TOTAL FIXED FEE [(c) + (j)] x fixed fee: 10%	\$ 4,353.65
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I) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Travel / Mileage - IRS Rate	0	mile	\$ 0.560	\$ -
Reproduction / Binding				\$ -
Postage / Delivery				\$ -
Maps / Renderings				\$ -

I) TOTAL OTHER DIRECT COSTS \$ -

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1: Unico Engineering Inc.	\$ -
Subconsultant 2: Interwest Consulting Group	\$ -
Subconsultant 3: GPA Consulting	\$ -
Subconsultant 4: Y&C Transportation Consultants, Inc.	\$ 27,207.64
Subconsultant 5: Geocon Consultants, Inc.	\$ 14,500.00
Subconsultant 6: Bess Testlab, Inc.	\$ -
Subconsultant 7: MAKCIVIL	\$ 14,520.00

m) TOTAL SUBCONSULTANTS' COSTS \$ 56,227.64

n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(I) + (m)] \$ 56,227.64

TOTAL COST [(c) + (j) + (k) + (n)] \$ 104,117.75

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

CALCULATIONS FOR ANTICIPATED SALARY INCREASES

Item 8

Consultant Bennett Engineering Services

Project No. Citrus Heights-San Juan Avenue Rehabilitation and Complete Streets (Phase 1)

Date 9/29/2023

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor Subtotal per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$ 14,885.78	340	=	\$ 43.78	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$ 58.28	+	0%	=	\$ 58.28	Year 2 Avg Hourly Rate
Year 2	\$ 58.28	+	0%	=	\$ 58.28	Year 3 Avg Hourly Rate
Year 3	\$ 58.28	+	0%	=	\$ 58.28	Year 4 Avg Hourly Rate
Year 4	\$ 58.28	+	0%	=	\$ 58.28	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	340.0	=	340.0	Estimated Hours Year 1
Year 2	0.00%	*	340.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	340.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	340.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	340.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	340.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$ 58.28	*	340	=	\$ 19,815.20	Estimated Hours Year 1
Year 2	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 2
Year 3	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 3
Year 4	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 4
Year 5	\$ -	*	0	=	\$ -	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$ 19,815.20	
Direct Labor Subtotal before Escalation				=		
Estimated total of Direct Labor Salary Increase				=	\$ -	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

Item 8

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Leo Rubio

Title *: President

Signature: 

Date of Certification: 9/29/2023

Email: lrubio@ben-en.com

Phone number: 916-783-4100

Address: 1082 Sunrise Avenue, Suite 100 Roseville, CA 95661

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the subconsultant is providing under the proposed contract:

Civil design and support

Note: Mark-ups are Not Allowed

☐

Prime Consultant

☒

Subconsultant

☐

2nd Tier Subconsultant

Subconsultant: Y&C Transportation Consultants, Inc.Project No. Citrus Heights-San Juan Avenue Rehabilitation and Complete StreetsDate 9/29/2023
Amendment #2**DIRECT LABOR**

Classification/Title	Name	Range	Hours	Actual Hourly Rate	Total
Engineer XII	Daniel Yau		8	\$ 105.75	\$ 846.00
Engineer XII	Kin Chan		34	\$ 98.25	\$ 3,340.50
Engineer VI	Meng Yang		61	\$ 62.00	\$ 3,782.00
Engineer III	C. Shannon Liao		70	\$ 39.00	\$ 2,730.00
Engineer II	TBD		70	\$ 34.50	\$ 2,415.00

LABOR COSTS

a) Subtotal Direct Labor Costs	\$ 13,113.50
b) Anticipated Salary Increases (see page 2 for calculation)	\$ -
c) TOTAL DIRECT LABOR COSTS [(a) + (b)]	\$ 13,113.50

INDIRECT COSTS

d) Fringe Benefits (Rate: <u>54.63%</u>)	e) Total Fringe Benefits [(c) x (d)]	\$ 7,163.91
f) Overhead & G&A (Rate: <u>33.50%</u>)	g) Overhead [(c) x (f)]	\$ 4,393.02
h) General & Admin (Rate: <u> </u>)	i) Gen & Admin [(c) x (h)]	\$ -
	j) TOTAL INDIRECT COSTS [(e) + (g) + (i)]	\$ 11,556.94
FIXED FEE	k) TOTAL FIXED FEE [(c) + (j)] x fixed fee: <u>10%</u>	\$ 2,467.07

I) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
Travel / Mileage - IRS Rate	0	mile	\$ 0.560	\$ -
Reproduction / Binding				
Postage / Delivery			\$ 70.13	\$ 70.13
Maps / Renderings				\$ -
I) TOTAL OTHER DIRECT COSTS				\$ 70.13

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1: _____

Subconsultant 2: _____

m) TOTAL SUBCONSULTANTS' COSTS \$ -**n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]** \$ 70.13**TOTAL COST [(c) + (j) + (k) + (n)]** \$ **27,207.64**

- Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
- The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
- Anticipated salary increases calculation (page 2) must accompany.

CALCULATIONS FOR ANTICIPATED SALARY INCREASES

Item 8

Consultant Y&C Transportation Consultants, Inc.

Project No. Citrus Heights-San Juan Avenue Rehabilitation and Complete Streets

Date 9/29/2023

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor <u>Subtotal</u> per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$ 13,113.50	243	=	\$ 53.97	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$ 58.28	+	0%	=	\$ 58.28	Year 2 Avg Hourly Rate
Year 2	\$ 58.28	+	0%	=	\$ 58.28	Year 3 Avg Hourly Rate
Year 3	\$ 58.28	+	0%	=	\$ 58.28	Year 4 Avg Hourly Rate
Year 4	\$ 58.28	+	0%	=	\$ 58.28	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.00%	*	243.0	=	243.0	Estimated Hours Year 1
Year 2	0.00%	*	243.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	243.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	243.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	243.0	=	0.0	Estimated Hours Year 5
Total	100%		Total	=	243.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$ 58.28	*	243	=	\$ 14,162.04	Estimated Hours Year 1
Year 2	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 2
Year 3	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 3
Year 4	\$ 58.28	*	0	=	\$ -	Estimated Hours Year 4
Year 5	\$ -	*	0	=	\$ -	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$ 14,162.04	
Direct Labor Subtotal before Escalation				=		
Estimated total of Direct Labor Salary Increase				=	\$ -	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

Item 8

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)


All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name: Daniel Yau

Title *: President

Signature: 

Date of Certification: 9/29/2023

Email: dyau@yctransportation.com

Phone number: (916) 366-8000 x 305

Address: 3250 Ramos Circle, Sacramento, CA 95827

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the subconsultant is providing under the proposed contract:

EXHIBIT 10-H1 COST PROPOSAL Page 1 of 3

ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS
(DESIGN, ENGINEERING AND ENVIRONMENTAL STUDIES)

Note: Mark-Ups are Not Allowed

☐ Prime Consultant☒ Subconsultant☐ 2nd Tier SubconsultantConsultant: GEOCON CONSULTANTS, INC.

Project No. _____

Contract No. _____

Date September 28, 2023Project Name San Juan Avenue Retaining Wall**DIRECT LABOR**

Classification/Title	Name	Range	Hours	Actual Hr Rate	Total
Principal Engr / Geol / Sci	Zorne	\$55.00 - \$75.00	1	\$ 75.00	\$ 75.00
Senior Engr / Geol / Sci	Staff	\$45.00 - \$55.00	22	\$ 55.00	\$ 1,210.00
Project Engr / Geol / Sci	Staff	\$35.00 - \$45.00	8	\$ 45.00	\$ 360.00
Senior Staff Engr / Geol / Sci	Staff	\$25.00 - \$35.00	30	\$ 35.00	\$ 1,050.00
Staff Engr / Geol / Sci	Staff	\$20.00 - \$25.00	4	\$ 25.00	\$ 100.00
Engineering Field Technician	Staff	PW Rate	0	\$ 50.00	\$ -
Engineering Assistant - Drafting	Staff	\$25.00 - \$45.00	4	\$ 45.00	\$ 180.00
Engineering Assistant - Administrative	Staff	\$20.00 - \$30.00	4	\$ 30.00	\$ 120.00
			73		

LABOR COSTS

a) Subtotal Direct Labor Costs

\$ 3,095.00

b) Anticipated Salary Increases

\$0.00

c) **TOTAL DIRECT LABOR COSTS [(a) + (b)]** **\$ 3,095.00****INDIRECT COSTS**d) Fringe Benefits (Rate: 32.69%)

c) Total Fringe Benefits [(c) x (d)] \$ 1,011.76

f) Overhead (Rate: 71.00%)

g) Overhead [(c) x (f)] \$ 2,197.45

h) General and Administrative (Rate: 66.64%)

i) Gen & Admin [(c) x (h)] \$ 2,062.51

j) **TOTAL INDIRECT COSTS [(e) + (g) + (i)]** **\$ 5,271.71****FIXED FEE**k) **TOTAL FIXED FEE [(c) + (j)] x fixed fee 10%** **\$ 836.67****l) CONSULTANT'S OTHER DIRECT COSTS (ODC) – ITEMIZE (Add additional pages if necessary)**

Description of Item	Quantity	Unit	Unit Cost	Total
Drill rig and crew (PW)	1	Each	\$ 3,300.00	\$ 3,300.00
Geotechnical Lab - R-Value	1	Each	\$ 1,860.00	\$ 1,860.00
Pick-up Truck	1	Day	\$ 140.00	\$ 140.00

i) **TOTAL OTHER DIRECT COSTS** **\$ 5,300.00****m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)**m) **TOTAL SUBCONSULTANTS' COSTS** **\$ -**n) **TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]** **\$ 5,300.00****TOTAL COST [(c) + (j) + (k) + (n)]** **\$ 14,500.00****NOTES:**

1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

EXHIBIT 10-H1 COST PROPOSAL Page 2 of 3**ACTUAL COST-PLUS-FIXED FEE OR LUMP SUM (FIRM FIXED PRICE) CONTRACTS**
(CALCULATIONS FOR ANTICIPATED SALARY INCREASES)**1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)**

Direct Labor Subtotal per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration Year 1 Avg Hourly Rate
\$3,095.00	73	=	\$42.40	

1. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$42.40	+	3.0%	=	\$43.67	Year 2 Avg Hourly Rate
Year 2	\$43.67	+	3.0%	=	\$44.98	Year 3 Avg Hourly Rate
Year 3	\$44.98	+	3.0%	=	\$46.33	Year 4 Avg Hourly Rate
Year 4	\$46.33	+	3.0%	=	\$47.72	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	100.0%	*	73	=	73	Estimated Hours Year 1
Year 2	0.0%	*	73	=	0	Estimated Hours Year 2
Year 3	0.0%	*	73	=	0	Estimated Hours Year 3
Year 4	0.0%	*	73	=	0	Estimated Hours Year 4
Year 5	0.0%	*	73	=	0	Estimated Hours Year 5
Total	100.000%		Total	=	73	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (Calculated above)		Estimated hours (Calculated Above)		Cost Per Year	
Year 1	\$42.40	*	73	=	\$3,095.00	Estimated Hours Year 1
Year 2	\$43.67	*	0	=	\$0.00	Estimated Hours Year 2
Year 3	\$44.98	*	0	=	\$0.00	Estimated Hours Year 3
Year 4	\$46.33	*	0	=	\$0.00	Estimated Hours Year 4
Year 5	\$47.72	*	0	=	\$0.00	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$3,095.00	
Direct Labor Subtotal before Escalation				=	\$3,095.00	
Estimated total of Direct Labor Salary Increase				=	\$0.00	Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the #
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable.
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

EXHIBIT 10-H1 COST PROPOSAL Page 3 of 3**Certification of Direct Costs:**

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. [Title 23 United States Code Section 112](#) - Letting of Contracts
4. [48 Code of Federal Regulations Part 31](#) - Contract Cost Principles and Procedures
5. [23 Code of Federal Regulations Part 172](#) - Procurement,
6. [48 Code of Federal Regulations Part 9904](#) - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency approved or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:Name**: Jeremy Zorne, PE, GETitle**: Vice PresidentSignature: Date of Certification (mm/dd/yyyy): 9/28/2023Email**: zorne@geoconinc.comPhone Number: 916-852-9118Address: 3160 Gold Valley Drive, Suite 800, Rancho Cordova, CA 95742

****An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.**

List services the consultant is providing under the proposed contract:

Geotechnical investigation for a proposed retaining wall

Note: Mark-ups are Not Allowed

☐ Prime Consultant

Subconsultant

☐ 2nd Tier Subcons 2nd Tier Subconsultant

Consultant: MAKCIVIL Engineering

Project No. **15-21-001**

Contract No. **San Juan Rehabilitation/Complete Streets**Date **9/26/2023**

Amendment #2

DIRECT LABOR

Classification/Title	Name	Range	Hours	Actual Hourly Rate	Total
Principal Structural Engineer	Ahilan Selladurai		110	\$ 60.00	\$ 6,600.00
					\$ -

LABOR COSTS

a) Subtotal Direct Labor Costs

\$ 6,600.00

b) Anticipated Salary Increases (see page 2 for calculation)

\$ -

c) TOTAL DIRECT LABOR COSTS [(a) + (b)]		\$	6,600.00
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INDIRECT COSTS

d) Fringe Benefits (Rate:)

e) Total Fringe Benefits [(c) x (d)] \$ -

f) Overhead & G&A (Rate: 100.00%)

q) Overhead [(c) x (f)]	\$ 6,600.00
-------------------------	-------------

h) General & Admin (Rate: _____)

i) Gen & Admin [(c) x (h)]	\$	-
----------------------------	----	---

j) TOTAL INDIRECT COSTS [(e) + (g) + (i)]	\$	6,600.00
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FIXED FEE

k) TOTAL FIXED FEE [(c) + (j)] x fixed fee:	10.00%	\$	1,320.00
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I) CONSULTANT'S OTHER DIRECT COSTS (ODC) - ITEMIZE (Add additional pages if necessary)

Description of Item	Quantity	Unit	Unit Cost	Total
				\$ -
				\$ -
I) TOTAL OTHER DIRECT COSTS				\$ -

m) SUBCONSULTANTS' COSTS (Add additional pages if necessary)

Subconsultant 1:

Subconsultant 2:

m) TOTAL SUBCONSULTANTS' COSTS	\$	-
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n) TOTAL OTHER DIRECT COSTS INCLUDING SUBCONSULTANTS [(l) + (m)]		\$
--	--	----

TOTAL COST [(c) + (j) + (k) + (n)]	\$	14,520.00
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1. Key personnel must be marked with an asterisk (*) and employees that are subject to prevailing wage requirements must be marked with two asterisks (**). All costs must comply with the Federal cost principles. Subconsultants will provide their own cost proposals.
2. The cost proposal format shall not be amended. Indirect cost rates shall be updated on an annual basis in accordance with the consultant's annual accounting period and established by a cognizant agency or accepted by Caltrans.
3. Anticipated salary increases calculation (page 2) must accompany.

CALCULATIONS FOR ANTICIPATED SALARY INCREASES

Consultant MAKCIVIL Engineering

Project No. 15-21-001 Contract No. _____ Date 9/26/2023

1. Calculate Average Hourly Rate for 1st year of the contract (Direct Labor Subtotal divided by total hours)

Direct Labor <u>Subtotal</u> per Cost Proposal	Total Hours per Cost Proposal		Avg Hourly Rate	5 Year Contract Duration
\$ 6,600.00	110	=	\$ 60.00	Year 1 Avg Hourly Rate

2. Calculate hourly rate for all years (Increase the Average Hourly Rate for a year by proposed escalation %)

	Avg Hourly Rate		Proposed Escalation			
Year 1	\$ -	+	0%	=	\$ -	Year 2 Avg Hourly Rate
Year 2	\$ -	+	0%	=	\$ -	Year 3 Avg Hourly Rate
Year 3	\$ -	+	0%	=	\$ -	Year 4 Avg Hourly Rate
Year 4	\$ -	+	0%	=	\$ -	Year 5 Avg Hourly Rate

3. Calculate estimated hours per year (Multiply estimate % each year by total hours)

	Estimated % Completed Each Year		Total Hours per Cost Proposal		Total Hours per Year	
Year 1	0.00%	*	110.0	=	0.0	Estimated Hours Year 1
Year 2	0.00%	*	110.0	=	0.0	Estimated Hours Year 2
Year 3	0.00%	*	110.0	=	0.0	Estimated Hours Year 3
Year 4	0.00%	*	110.0	=	0.0	Estimated Hours Year 4
Year 5	0.00%	*	110.0	=	0.0	Estimated Hours Year 5
Total	0%		Total	=	110.0	

4. Calculate Total Costs including Escalation (Multiply Average Hourly Rate by the number of hours)

	Avg Hourly Rate (calculated above)		Estimated hours (calculated above)		Cost per Year	
Year 1	\$ -	*	0	=	\$ -	Estimated Hours Year 1
Year 2	\$ -	*	0	=	\$ -	Estimated Hours Year 2
Year 3	\$ -	*	0	=	\$ -	Estimated Hours Year 3
Year 4	\$ -	*	0	=	\$ -	Estimated Hours Year 4
Year 5	\$ -	*	0	=	\$ -	Estimated Hours Year 5
Total Direct Labor Cost with Escalation				=	\$ -	
Direct Labor Subtotal before Escalation				=		
Estimated total of Direct Labor Salary Increase				=		Transfer to Page 1

NOTES:

1. This is not the only way to estimate salary increases. Other methods will be accepted if they clearly indicate the % increase, the # of years of the contract, and a breakdown of the labor to be performed each year.
2. An estimation that is based on direct labor multiplied by salary increase % multiplied by the # of years is not acceptable. (i.e. \$250,000 x 2% x 5 yrs = \$25,000 is not an acceptable methodology).
3. This assumes that one year will be worked at the rate on the cost proposal before salary increases are granted.
4. Calculations for anticipated salary escalation must be provided.

Certification of Direct Costs:

I, the undersigned, certify to the best of my knowledge and belief that all direct costs identified on the cost proposal(s) in this contract are actual, reasonable, allowable, and allocable to the contract in accordance with the contract terms and the following requirements:

1. Generally Accepted Accounting Principles (GAAP)
2. Terms and conditions of the contract
3. Title 23 United States Code Section 112 - Letting of Contracts
4. 48 Code of Federal Regulations Part 31 - Contract Cost Principles and Procedures
5. 23 Code of Federal Regulations Part 172 - Procurement, Management and Administration of Engineering and Design Related Service
6. 48 Code of Federal Regulations Part 9904 - Cost Accounting Standards Board (when applicable)

All costs must be applied consistently and fairly to all contracts. All documentation of compliance must be retained in the project files and be in compliance with applicable federal and state requirements. Costs that are noncompliant with the federal and state requirements are not eligible for reimbursement.

Local governments are responsible for applying only cognizant agency or Caltrans accepted Indirect Cost Rate(s).

Prime Consultant or Subconsultant Certifying:

Name:	<u>Ahilan Selladurai</u>	Title *:	<u>Principal Structural Engineer</u>
Signature:	<u><i>Ahilan Selladurai</i></u> <u>Ahilan Selladurai (Sep 27, 2023 13:41 PDT)</u>	Date of Certification:	<u>9/26/2023</u>
Email:	<u>Ahi.Sella@makcivil.com</u>	Phone number:	<u>916-662-3592</u>
Address:	<u>3565 Cormorant Dr., Folsom, CA 95630</u>		

* An individual executive or financial officer of the consultant's or subconsultant's organization at a level no lower than a Vice President or a Chief Financial Officer, or equivalent, who has authority to represent the financial information utilized to establish the cost proposal for the contract.

List services the consultant is providing under the proposed contract:

Structural Engineering



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: October 12, 2023

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Nicole Piva, Housing & Human Services Program Coordinator

SUBJECT: **Review Draft 2024 Action Plan and Funding Recommendations for the Community Development Block Grant Program**

Summary and Recommendation

The City of Citrus Heights is an “entitlement jurisdiction” under the federal Community Development Block Grant (CDBG) program. The City receives an annual award of CDBG funds from the U.S. Department of Housing and Urban Development (HUD). Although the City will not receive its actual grant amount until mid-2024, staff estimates the City will receive a total of \$600,000 in 2024 entitlement funds.

The 2024 Action Plan allocates the City’s estimated 2024 CDBG funds to activities that will be accomplished during the 2024 calendar year, including public service activities, public infrastructure improvements, as well as planning and administration. The City’s 2024 Action Plan aligns with the goals and priorities outlined in the 2020-2024 Consolidated Plan.

Staff Recommends the City Council

1. Hear public testimony on the 2024 Draft Action Plan and Funding Recommendations for the Community Development Block Grant Program; and
2. Continue final action until the October 26, 2023 City Council meeting.

Fiscal Impact

CDBG funds are federal funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program allows the City to be reimbursed for costs associated with administering the grant. There is no anticipated impact on the City’s General Fund associated with this action.

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Background and Analysis

In January 2000, the City of Citrus Heights became an entitlement community under the federal CDBG program. As an entitlement community, the City receives federal CDBG funds directly from HUD according to a fixed formula. In 2023, Citrus Heights was awarded \$600,456 in CDBG entitlement funds. The federal allocation for 2024 funds has yet to be determined by the U.S. Congress at the time of this report. In 2024, the City anticipates receiving \$600,000 in CDBG entitlement funds.

Estimated Available 2024 CDBG Funds

Based on the estimated 2024 CDBG award of \$600,000, the City will distribute available funding as follows:

Estimated 2024 CDBG Entitlement Award	\$600,000
Available for public services (15%)	90,000
Available for administration (20%)	120,000
Available for capital projects	390,000

In addition to the estimated 2024 award, the City also anticipates receiving about \$50,000 in program income from loan payments. The City allocates loan payments to the City's Revolving Loan Fund to fund the City's housing repair programs. Consistent with CDBG guidelines, the City allocates 80 percent of loan payments to the revolving loan fund and the remaining 20 percent to general planning and administration of activities.

Public Service Proposals

In response to a Notice of Funding Opportunity, the City received five applications for public service projects using 2024 CDBG funds. The total 2024 CDBG request equals \$152,683; the total estimated amount available is \$90,000. The public service project applications are on file and staff can provide copies upon request. The City did receive one new funding requests this year.

Summary of 2024 CDBG Public Service Applications

Public Service Agency	Proposed Activity	Amount Requested (2024 CDBG)	2023 CDBG Award
Campus Life Connection	Sayonara After-School Program	20,000	10,939.80
Meals on Wheels	Senior Nutrition Program	16,000	11,667.80
Community Link Capital Region & Project Sentinel	Tenant Landlord Education & Fair Housing Services	23,483	-

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Sunrise Christian Food Ministry	Ongoing Emergency Food Closet	43,200	28,926.80
New Funding Request			
Jake's Journey Home	Mobile Homeless Support Services	50,000	-
TOTALS		\$152,683	\$51,534.40

Funding Recommendations

On September 5, 2023 staff reviewed the CDBG funding allocation and associated requests with the Quality of Life committee comprised of Mayor Schaefer and Councilmember Karpinski-Costa. If the City receives a higher amount of entitlement funds than estimated, the increase will be split equally between Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry. The following recommendations were identified:

2024 Public Service Funding Recommendations

Public Service Agency	Amount Requested (2024 CDBG)	Quality of Life Committee Recommendation
Campus Life Connection	20,000	20,000
Meals on Wheels	16,000	16,000
Community Link Capital Region & Project Sentinel	23,483	23,483
Sunrise Christian Food Ministry	43,200	30,517
Jake's Journey Home	50,000	-
TOTALS	\$152,683	\$90,000

Capital Project

If approved, the City will use the remainder of the 2024 CDBG allocation, an estimated \$390,000, to fund the CDBG eligible improvements associated with the City's 2024 Street Resurfacing Project.

In partnership with the General Services Department, the project will consist of accessibility improvements to sidewalks, such as installing missing or repairing damaged sidewalks, installing ADA-compliant pedestrian ramps, and relocating drainage inlets as necessary at various locations yet to be determined.

Staff has drafted the 2024 Action Plan funding allocations to reflect the recommendations; however, changes may be made to reflect the City Council's majority direction.

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Next Steps

On October 26, 2023, the City Council will hold a second public hearing to hear public comment and to adopt the 2024 Action Plan by Resolution. All comments received during the public review and comment period will be incorporated into the citizen participation section of the City's final 2024 Action Plan.

Attachments

- 1) Draft 2024 Action Plan and Funding Recommendations
- 2) 2024 CDBG Public Service Application Summary



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2024 Draft Annual Action Plan presents an overview of the goals and projects for the upcoming program year (January 1, 2024 - December 31, 2024) that will address the needs identified in the [Five-Year Consolidated Plan](#). This plan will help address the community development and low-income housing needs within the City of Citrus Heights. The 2024 Draft Annual Action Plan covers year five of implementation of the City's 2020-2024 Consolidated Plan. The City's Housing and Grants Division is responsible for implementing both the Consolidated Plan and the Action Plan.

The 2024 Draft Annual Action Plan allocates the City's estimated 2024 CDBG funds to activities that will be accomplished during the 2024 calendar year, including public service activities, public infrastructure improvements, as well as planning and administration.

On July 1, 2023 City staff released the 2024 CDBG Notice of Funding Opportunity for applicants to apply for public service funding and to have the opportunity to demonstrate how an activity will benefit Citrus Heights residents. Additionally, City staff encourages citizen participation throughout the Action Plan process through strategies such as hosting a funding workshop for potential public service applicants, consulting local organizations, holding public meetings, and inviting public comment while the public has the opportunity to review the draft document.

Using research and input from the public, City staff formulated the objectives and outcomes briefly described below.

2. Summarize the objectives and outcomes identified in the Plan

The City's key objectives are based on public outreach received during the implementation of the 2020-2024 Consolidated Plan:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;

- Improve public services for priority populations;
- Improve housing access and affordability; and
- Expand economic opportunities.

In addition, the objectives listed above align closely with four of the City Council's three-year strategic goals:

- Maintain and Enhance Fiscal Stability
- Enhance Community Vibrancy and Engagement,
- Maintain Public Infrastructure and Enhance Alternative Modes of Transportation; and
- Preserve and Enhance Public Safety.

Within those objectives, the City identified eight CDBG goals carried out throughout the 2020-2024 Consolidated Plan:

- Foster affordable housing;
- Provide services for people experiencing homelessness;
- Provide services for seniors and youth;
- Provide additional public services responsive to current public needs;
- Improve accessibility;
- Construct/upgrade public facilities;
- Effectively administer the CDBG program to benefit the Citrus Heights community; and
- Affirmatively further fair housing.

To address the goals, the City plans to partner with Habitat for Humanity to assist in the funding of an affordable housing project on Sayonara Drive. This affordable housing project will be funding with a variety of funding sources to meet the City's funding contribution.

In addition, the City will provide loans/grants to homeowners for health and safety repairs, support nonprofits by offering a variety of social services, provided services to those experiencing homelessness, provide the Renters Helpline which fulfills the goal to affirmatively further fair housing, and to assist with accessibility and other public infrastructure improvements.

The City anticipates funding these activities using a variety of funding sources, including: Community Development Block funds, Permanent Local Housing Allocation funds, General funds, and loan payments.

3. Evaluation of past performance

The City evaluated its past performance as part of setting the goals and strategies associated with the five-year Consolidated Plan as part of determining which activities to fund in the Program Year (PY) 2024. The City is currently implementing year five (PY 2024) of the 2020-2024 Consolidated Plan period.

Full accomplishments and progress toward the Consolidated Plan goals are reported in the Consolidated Annual Performance and Evaluation Report (CAPER) which can be found on the City's website.

[\(\[Community Development Block Grant | Citrus Heights, CA - Official Website \\(civicplus.com\\)\]\(https://www.civicplus.com/CommunityDevelopmentBlockGrant/CitrusHeightsCA\)\)](https://www.civicplus.com/CommunityDevelopmentBlockGrant/CitrusHeightsCA)

This 2024 Draft Annual Action Plan was created while activities for PY 2023 are still underway and have yet to be completed:

The City has partnered with a number of unique nonprofit organizations in PY 2023 to implement programs and critical public services such as meal delivery to Citrus Heights seniors, supporting an emergency food closet and an afterschool youth program.

The City continues to take steps to identify and address needs related to homelessness. Since 2018, the City had been working with Sacramento Self-Help Housing to provide the Renters Helpline and Housing Counseling/Navigator Program. May 2023, Sacramento Self-Help Housing dissolved due to a bankruptcy. City staff quickly began evaluating opportunities to partner with other agencies to continue services. In July 2023 the City entered into an agreement with Community Link Capital Region, also known as 2-1-1 Sacramento and Project Sentinel to provide a telephone and Internet-based "Renters Helpline" which provides counseling, dispute resolution, and fair housing services for residents in a housing crisis or dispute.

In October 2023 the City entered into a Memorandum of Understanding (MOU) with Sacramento County Department of Homeless Services and Housing which Community Health Works, formerly known as Sacramento Covered for outreach and navigation services for unsheltered homeless living in the City of Citrus Heights. This program is funded through an American Rescue Plan Act (ARPA) district-directed funding allocation for Sacramento County District 4, Supervisor Sue Frost. Through this collaboration, ARPA funding has been directed to DSHS to fund a 1.0 FTE Community Health Worker (CHW), client assistance support and associated administrative costs to provide a CHW to the City of Citrus Heights.

The City also allocated CDBG and other state and local funds to complete the 2023 Residential Street Resurfacing Project, which added sidewalks and curb ramps primarily in low income neighborhoods and other high traffic intersections to increase pedestrian safety, walkability, and meet Americans with Disability Acts requirements. This project is still underway and is expected to be completed by the end of PY 2024.

The City continues to support low income homeowners make health and safety improvements to their home through the City's Revolving Loan Fund (RLF).

CDBG-CV funds continue to be used to prevent, prepare for, and respond to the COVID-19 by addressing food insecurity and providing resources to unhoused individuals. CDBG-CV funds were used to support the Critical Home Repair Grant Program which provides grants to low income mobilehome homeowners

impacted by COVID-19, with the goal of preventing homelessness. The City has currently spent \$857,819 of its CDBG-CV funds and is on track to meet all associated expenditures deadlines.

The City typically devotes the full fifteen percent of CDBG funds allowed to public services, serving households with a range of services, from meals to housing counseling. Many households have come depend on these services. The City plans to continue to devote the maximum allowable CDBG funding to public services, and to supplement it with other sources of revenue when available.

4. Summary of Citizen Participation Process and consultation process

HUD Consolidated Plan regulations provide guidelines and requirements for the City to develop a Citizen Participation Plan that governs the public input and noticing process for creating the Consolidated Plan and Annual Action Plans. The goal of the Citizen Participation Plan is to encourage public participation in the planning and allocation of CDBG funds and implementation of related program. Several opportunities for public participation are provided during the Annual Action Plan process prior to adoption.

Opportunities for participation and comment throughout the 2024 Annual Action Plan process includes:

- July 1, 2023, City staff released a Notice of Funding Opportunity to notify interested parties of the City's available CDBG funds.
- July 19, 2023, City staff held a funding application workshop for prospective applicants. Staff sent emails to a large mailing list of interested persons and organizations along with a news items posted on the City's Housing Division Webpage [Housing & Grants Division | Citrus Heights, CA - Official Website \(civicplus.com\)](https://www.civicplus.com). The workshop was attended by representatives from five nonprofits and staff members.
- A public notice announcing the 2024 Draft Annual Action Plan was published in *The Citrus Heights Messenger*, *Slavic Sacramento Newspaper*, *City Hall Lobby*, and *City's webpage*.
- The public is able to review and comment on the 2024 Draft Action Plan beginning September 27, 2023 and will end at 8:00 AM October 27, 2023.
- The City will offer an opportunity for public comment during public hearing on October 12, 2023 City Council meeting. City Council reviewed funding recommendations for the 2024 Draft Annual Action Plan and will incorporate any public comment received.
- The City will offer a final opportunity for public comment during second public hearing held on October 26, 2023 City Council meeting. City Council adopted the 2024 Draft Action Plan by Resolution and will incorporate any public comment received.

5. Summary of public comments

The City has not received public comment as of yet.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments received will be incorporated into the Final Annual Action Plan.

7. Summary

As part of the Consolidated Plan effort, the City selected two key priorities:

- Building healthy communities; and
- Expanding economic opportunities.

Within these priorities, the City identified eight main goals:

- Foster affordable housing;
- Provide services for people experiencing homelessness;
- Provide services for seniors and youth;
- Provide additional public services responsive to current public needs;
- Improve accessibility;
- Construct/upgrade public facilities;
- Effectively administer the CDBG program to benefit the Citrus Heights community; and
- Affirmatively further fair housing.

To address these goals, the City plans to fund the construction of affordable housing on Sayonara Drive, provide loans/grants to homeowners for health and safety repairs, support nonprofits offering a wide-range of social services, provide services to those experiencing homelessness, assist with accessibility and other public improvements. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe. The City anticipates funding activities using a variety of sources, including CDBG, PLHA, HOME, ARPA, General Fund, and grants received by the City. The City will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

PR-05 Lead & Responsible Agencies - 91.200(b)**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CITRUS HEIGHTS	Community Development Department
HOME Administrator	CITRUS HEIGHTS	Sacramento Housing Redevelopment Agency

Table 1 – Responsible Agencies

Narrative

The City of Citrus Heights, through the Community Development Department, is the lead agency for preparing the Annual Action Plan and for the administration of the CDBG Program.

For the receipt of HOME funds, the City is in a HOME Consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency for the HOME Consortium.

Consolidated Plan Public Contact Information

City of Citrus Heights
 6360 Fountain Square Drive
 Citrus Heights, CA 95621
 Attention: Housing & Human Services Program Coordinator
 916-727-4752
 npiva@citrusheights.net

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**1. Introduction**

In preparing for the 2020-2024 Consolidated Plan, the City consulted with a variety of agencies, including local and regional nonprofits, the City of Citrus Heights made efforts to consult with a variety of agencies, including local and regional nonprofits and stakeholders during the development of the 2024 Draft Annual Action Plan. The City's consultation efforts are summarized in the following section.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In preparing the 2024 Draft Annual Action Plan, the City of Citrus Heights consulted with a number of local service providers and public agencies to identify local needs and evaluation opportunities for partnership and improved coordination. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City staff is an active member the Sacramento Continuum of Care (CoC), which is currently administered by Sacramento Steps Forward. The Sacramento CoC covers all the cities, towns and unincorporated area of Sacramento County. The Sacramento CoC addresses critical issues related to homelessness through a coordinated community-based process promoting the communitywide commitment to the goal of ending homelessness. In addition, City staff participates in regional coordination through the Funder's Collaborative.

The City supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts, including the Winter Sanctuary, Student Connect, a resource fair for students and families in transition, the Veterans Stand Down, and other events throughout the year. The City previously worked with Sacramento Self-Help Housing and is currently working with Community Health Works to provide outreach services for people experiencing homelessness. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at-risk of homelessness and those currently experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Sacramento Steps Forward, the lead agency for the Sacramento Continuum of Care, receives funding through Sacramento Housing Redevelopment Agency (SHRA). In addition, Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region.

Although, Citrus Heights does not meet the population requirement to receive Emergency Shelter Grant funds directly.

2. Agencies, groups, organizations and others who participated in the process and consultations

Refer to Table 2 – Agencies, groups, organizations who participated.

1	Agency/Group/Organization	City of Citrus Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consulted with representatives from the Community Development Department, General Services Department, and Police Department as part of the development of the Consolidated Plan. Stakeholder surveys were emailed to representatives from the three departments listed above. In addition, staff held meetings with department representatives to further discuss department priorities and opportunities for increased coordination. In addition, all city staff members were emailed a link to participate in the community survey. In discussions with other departments, staff in the Citrus Heights Police Department identified a need for additional resources for the Citrus Heights Homeless Navigator. While she has been successful, there is a need for additional housing, both temporary and permanent, and resources for related costs to eliminate barriers to housing, such as application fees and transportation. Staff in the General Services Department identified a need for accessibility improvements to public infrastructure, such as upgrades to signalized intersections and ADA-compliant sidewalks and crosswalks. The Community Development Department identified a need for improvements to parks and public facilities within the city as well as a need to rehabilitate aging housing stock.</p>
2	Agency/Group/Organization	Citrus Heights Collaborative

	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Citrus Heights Collaborative is an informal network of community members representing government agencies, nonprofits, religious institutions, businesses, and neighborhood groups. Specifically, the group is comprised of local government, nonprofits, and community members, fraternal and faith-based organizations. City staff held a work session at the Collaborative meeting on September 12, 2019 Collaborative meeting to obtain stakeholder feedback. A total of 21 stakeholders attended the Collaborative work session. Citrus Heights Staff: Colleen McDuffee, Community Development Director Mary Poole, Operations Manager, General Services Organizations: San Juan Unified School District, Natalia Aguirre, Elizabeth Thomas, Christina Sparks, Mariela Silva, Debbie Chiguina-OwensAetna Better Health - Merrett Sheridan, Martin GonzalesCH Resident (Antelope Neighborhood), Ken HornerSylvan Middle School Neighborhood Liaison, April Jacek Sunrise Recreation Park District, Becky HenzThe Glass Slipper, Jackie Guzman Sayonara Center, Julie Habeeb Crossroads, Matthew Rorario, Maihina Lee Stakeholders from the Collaborative noted the clients they serve have a need for increased access to transportation, free after school programs, mental health services, affordable housing (particularly for transitional youth), increased number of foster families, employment opportunities, emergency food, and recreational opportunities.</p>
3	Agency/Group/Organization	SUNRISE RECREATION AND PARK DISTRICT
	Agency/Group/Organization Type	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local</p>

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sunrise Recreation Park District (SRPD) participated via the City's online stakeholder survey and at the September 13 Collaborative meeting. SRPD staff noted a lack of funding as a factor that impacts its ability to provide services to the Citrus Heights community. SRPD staff also stated generally how the homeless population continues to grow and parks are being heavily impacted by transient and drug activity. SRPD also noted a need to get the word out about available services and programs.
4	Agency/Group/Organization	About Kidz
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	About Kidz participated in the city's online stakeholder survey. The nonprofit provides school supplies, sports program sponsorships, and tutoring services for low-income students. The nonprofit noted the following as their greatest needs include: school supplies, access to youth sports, tutoring, transpiration, and mentoring. Funding was listed as the organizations greatest need.
5	Agency/Group/Organization	Sacramento Self Help Housing
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sacramento Self-Help Housing (SSHH) provides housing counseling and homeless navigation services for the City of Citrus Heights. The citys Homeless Navigator completed the citys online stakeholder survey and identified housing as the greatest need of her clients.
6	Agency/Group/Organization	Campus Life Connection, Sayonara After School Program
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Campus Life Connection participated in the citys online stakeholder survey and the Collaborative work session on September 13. The nonprofit operates the Sayonara Center and provides after-school tutoring, mentoring, and food to Citrus Heights students. The following were identified as the clients greatest needs: nonperishable food for children when school is out (weekends & holidays), mentorship, safe space, community, homework assistance and support, recreational opportunities for youth. The nonprofit noted its organizations greatest needs are locating enough food to provide good meals each day and funding to staff the Center.

7	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WEAVE completed the city's online survey. The organization stated their clients greatest need is safety, including emergency shelter, protective orders, legal assistance, advocacy, and counseling. WEAVE noted barriers to providing services include transportation and funding. Existing shelters are not located in Citrus Heights which can create transportation barriers for victims who need shelter but also continue to work or have children in Citrus Heights.
8	Agency/Group/Organization	City of Woodland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff sent an email to representatives of neighboring local governments asking these questions: 1) What are your housing and community development priorities? 2) Is there anything the City of Citrus Heights can do to improve coordination between local governments/agencies in order to advance regional housing and community development priorities? Dan Sokolow, Senior Planner, noted the City of Woodland have the following high priority needs including: Public Services: emergency food and shelter for the homeless and at risk homeless, youth services, employment training, crime awareness, fair housing counseling, and health services. Infrastructure: public facilities and improvements (general, including accessibility for physically disabled, ADA), youth centers, parks, recreational facilities, rehabilitation of single family homes, and administration for single family rehabilitation program.
9	Agency/Group/Organization	San Juan Unified School District
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted representatives from the San Juan School District (SJUSD) via an online stakeholder survey and the Collaborative work session, SJUSD representatives noted a need among clients for free after school programs, expanded mental health services, one-on-one mentoring programs, community events, housing for transitional aged youth, and more foster families. SJUSD stated barriers to provide services in Citrus Heights include a lack of funding, transportation, and trust issues related to immigration status.
10	Agency/Group/Organization	SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
	Agency/Group/Organization Type	PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with SHRA via online stakeholder survey as well as targeted emails and phone calls. SHRA provided the city with information related to public housing properties; this information has been included in the Market Analysis and Needs Assessment sections.
11	Agency/Group/Organization	First Call Hospice
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with Rachelle Doty via stakeholder survey as well as targeted emails and phone calls. Rachele Doty noted the greatest need for her clients include caregiving, caregiving support, and financial assistance. The survey response indicates there is a need for more community outreach to inform the public of hospice benefits currently available to community members as part of the Medicare program.
12	Agency/Group/Organization	Citrus Heights Homeless Assistance Resource Team
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with Kathilynn Carpenter, Executive Director of HART via email. Ms. Carpenter noted a significant need for funds to provide housing assistance. In addition, Ms. Carpenter expressed a need for a HART transitional home to provide emergency housing in Citrus Heights. Two HART volunteers who filed out the online stakeholder survey pointed out the need for more housing, clothing, and support for those experiencing homelessness in Citrus Heights. The group expressed a need for an additional homeless navigator and more funding to support services. The biggest barriers cited by HART include lack of housing for vulnerable individuals and empathy from community members toward people in need.
13	Agency/Group/Organization	Citrus Heights Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted representatives of the Citrus Heights Chamber of Commerce via an online stakeholder survey. Ilene Martzen, Chamber of Commerce Board Chair, stated the clients are primarily business owners. The Chambers greatest needs include opportunities for business owners to meet other business owners in order to be referred to business associates, friends, and families to grow their businesses. The Chamber is working to increase the number of signature economic development events offered annually in Citrus Heights.

14	Agency/Group/Organization	Sacramento County Behavioral Health Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Sacramento County Division of Behavioral Health Services via the city's online stakeholder survey. Monica Rocha-Wyatt submitted a survey response indicating there is a need for affordable housing, educational support and opportunities, and supporting navigating systems. One barrier noted is the lack of adult mental health service provider in Citrus Heights.
15	Agency/Group/Organization	Development Services - City of Elk Grove
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with City of Elk Grove via email. Alicia Tutt, Development Services Housing with City of Elk Grove provided input. What are your agencies top priorities related to housing and community Development? 1. New construction of affordable housing units. 2. Addressing missing middle housing. 3. Strategic land acquisition. 4. Improve accessibility. Is there anything the city can do to help advance your agencies housing community development priorities? 1. Continue to be an active partner in regional collaborations and partnerships.
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Table**Identify any Agency Types not consulted and provide rationale for not consulting**

Through the development of the 2020-2024 Consolidated Plan and Action Plan the City consulted a variety of agencies serving Citrus Heights residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	The goal of addressing homelessness.
Analysis of Impediments to Fair Housing Choice	Sacramento Housing Redevelopment Agency (SHRA)	Provides information to residents on the needs and goals around housing.
Housing Element	City of Citrus Heights	To foster affordable housing.

Table 2 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation****Summarize citizen participation process and how it impacted goal-setting**

The City offered several opportunities for participation and comment throughout the Annual Action Plan process, as indicated below.

All comments received through the citizen participation process will be incorporated into the 2024 Final Annual Action Plan. All public comments will be taken into consideration when setting annual goals and funding priorities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Non-profit organizations</p>	<p>July 1, 2023, Notice of Funding Opportunity for 2024 CDBG funding was made available through the City's Notify-Me to interested parties, Housing Webpage, CDBG Distribution List, and Citrus Heights.</p>	<p>No comments have been received.</p>	<p>No comments have been rejected.</p>	<p>Housing & Grants Division Citrus Heights, CA - Official Website (civicplus.com)</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>July 19, 2023, the City staff held a CDBG funding assistance workshop for prospective applicants. The workshop was noticed in a variety of ways, including via the City's webpage and a large mailing list of interested stakeholders.</p>	No comments have been received.	No comments have been rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>September 27, 2023, the public notice has been published in the Citrus Heights Messenger, Slavic Sacramento, City Hall and City's webpage to notify the public about the public comment period for the 2024 Draft Annual Action Plan, and advertising the date of the two public hearings.</p>	No comments have been received.	No comments have been rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>During the 30-day public review and comment period the 2024 Draft Annual Action Plan was made available at the following locations: Citrus Heights City Hall, Sylvan Oaks Library, and City of Citrus Heights website.</p> <p>A public notice was placed in the Citrus Heights Messenger, Slavic Sacramento City Hall and City's website concurrent with the start of a 30-day public comment period.</p>	No comments have been received.	No comments have been rejected.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Non-Profit Organizations</p>	The City will hold a public hearing on October 12, 2023 to hear public comment and for City staff to provide funding recommendation to City Council on the 2024 Draft Annual Action Plan.	No Comments have been received.	No comments have been rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-Profit Organizations	The City will hold a second public hearing on October 26, 2023 to hear public comment and for City Council to adopt the 2024 Annual Action Plan by resolution.	No comments have been received.	No comments have been rejected.	

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City anticipates receiving approximately \$600,000 in CDBG funds for the 2024 program year. At the time of publication of this 2024 Draft Annual Action Plan for public comment, the City has not been notified by HUD of the precise amount of funding to be awarded to the City. The baseline funding amount identified in this plan are based on the City's prior year program awards.

The City anticipates \$50,000 in Program Income that is directly attributed to loan fund repayments. The City will utilized 20% of the proceeds for

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administrative costs and the remaining amount will be utilized in the City's Revolving Loan Fund.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	50,000	39,328.71	689,328.71	0	<p>The City anticipates receiving approximately \$600,000 in annual entitlement funds.</p> <p>City anticipates receiving \$50,000 Program Income generated from loan fund repayments.</p> <p>Prior year resources include unspent funds that may be used for a capital improvement project.</p>

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public-local	Public Services	104,498	-	-	104,498	0	The City allocated General fund monies to support nonprofits: Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry. These nonprofits are also recommended to receive 2024 public service funds.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Permanent Local Housing Trust Fund (PLHA)	public - state	Housing	1,876,554	0	0	1,876,554		The City received a PLHA funding from Housing and Community Development (HCD) in the amount of \$1,876,554. This is a five-year budget. A portion of funds will be used to fund the Sayonara Drive Redevelopment Project and Navigator Program, since the dissolution of Self-Help Housing, who was previously providing navigator services these funds may be reallocated to an eligible project.

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement. With respect to public services, the City requires sub recipients to identify other resources that will be utilized during the program year to operate and implement CDBG supportive activities. It is the City intent to ensure that adequate non-federal and private funds are available, thus minimizing the City's dependence on federal funds. However, the City does add general funds to further support many of the nonprofits receiving CDBG funds. All capital improvement projects funded with CDBG have utilized other federal and state funding sources such as Measure A funds and Drainage funds, to complete design, engineering, and construction work that exceeds the City's CDBG allocation for these projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is in pre-planning phase for the Sayonara Drive Redevelopment Project. March 2023, the City and Habitat for Humanity of Greater Sacramento entered into a Memorandum of Understanding in the development of 26 replacement housing units on Sayonara Drive. The 26 single family units will meet the City's obligation to replace blighted housing units demolished between 2008 and 2010. The new for-sale housing units will be sold to qualifying low-income persons/families who participate in Habitat's program which provides affordable ownership opportunities. The City has previously invested CDBG funds in this neighborhood, specifically the Citrus Heights Children and Youth Center, and hopes to continue encouraging projects that increase residents' access to public services.

The City has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

Additionally, September 2019 the City purchased from San Juan Unified School District the vacant 11.34-acre site at Sylvan Corners. In 2020, the City released an Offering Memorandum (OM) to the development community seeking qualified developers interested in the site. Following the City's release of the OM, Woodside Homes submitted a development proposal. Soon thereafter, the City entered into a purchase and sale agreement with Woodside Homes for the proposed single-family development. In accordance with the Surplus Lands Act, a portion of the housing development will be restricted to low- and moderate-income homeowners. July 13, 2023, the City adopted Affordable Ownership

Program Guidelines to be used in partnership with the City, Developer and Buyer on the affordable component of this project.

This project is in the pre-development stages and is projected to begin construction mid-April 2024.

Discussion

As stated above, the City has demonstrated the utilization of land to address the City's Consolidated Plan needs, including to promote affordable housing and economic development in Citrus Heights.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster affordable housing	2020	2024	Affordable Housing	Citywide	Building Healthy Communities Enhance Accessibility Improve Housing Access and Affordability	CDBG: \$50,000 CDBG Prior Year Funds: \$39,328.71	The City uses any program income (loan payments) received into its Revolving Loan Fund to be used to issue new housing repair loan loans: 1 Household Served (estimate) CDBG Prior Year Funds allocated to the Revolving Loan Fund.

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Services for people experiencing homelessness	2020	2024	Homeless	Citywide	Building Healthy Communities Improve Public Services for Priority Populations Improve Housing Access and Affordability Expand Economic Opportunities	American Rescue Plan Act District-Directed Funding – Sacramento County District 4, Supervisor Sue Frost ARPA: \$344,836 (reflects funding through December 31, 2025)	Homelessness Prevention: 100 Persons Served Public Service Agency: Community Health Works Service Provided: Community Based Navigation Services: 1 FTE Community Health Worker, client assistance support and associated administrative costs.

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Services for seniors and youth	2020	2024	Non-Homeless Special Needs	Citywide	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$36,000 General Fund: \$102,000	Public service activities other than Low/Moderate Income Housing Benefit: 290 Persons Served Public Service Agency: Campus Life Connection will provide an After-School Youth Program, and will serve 105 youth. Public Service Agency: Meals on Wheels will provide a Senior Meal Program and will serve 185 seniors.

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide public services responsive to current need	2020	2024	Non-Homeless Special Needs	Citywide	Building Healthy Communities Improve Public Services for Priority Populations	CDBG \$30,517	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted Public Service Agency: Sunrise Christian Food Ministry will provide an Emergency Food Closet Program, and will serve 5,000 persons.
5	Improve accessibility	2020	2024	Non-Housing Community Development	Citywide	Building Healthy Communities Improve Public Infrastructure Enhance Accessibility	CDBG: \$390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
6	Effectively administer CDBG program	2020	2024	Program Administration	Planning & Administration activities will be undertaken by City Staff at Citrus Heights City Hall.	Building Healthy Communities	CDBG: \$120,000	Effectively administer the federal CDBG program in accordance with HUD regulations.

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affirmatively further fair housing	2020	2024	Affordable Housing	Citywide	Building Healthy Communities Improve Public Services for Priority Populations Improve Housing Access and Affordability	CDBG \$23,483	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted Public Service Agency: Sacramento Self-Help Housing will provide the Renters Helpline, and will serve 425 persons.

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Foster affordable housing
	Goal Description	<p>The City utilizes program income (loan payments) received to issue new housing repair loans. The City estimates receiving approximately \$50,000 annually in program income. Consistent with CDBG guidelines, 80 percent of loan payments goes towards the revolving loan fund and the remaining 20 percent of program income goes towards general planning and administration of activities.</p> <p>City recommends funding the Housing Rehabilitation Projects using Revolving Loan funds to assist low-income homeowners with health and safety repairs.</p>
2	Goal Name	Services for people experiencing homelessness
	Goal Description	<p>The City is working with Sacramento County Department Homeless Services and Housing (DHS) to provide homeless outreach and navigation services to unsheltered individuals living in a state of homelessness within the City of Citrus Heights. DHS has an existing agreement with Community Health Works, previously known as Sacramento Covered for outreach and navigation services for unsheltered homeless population living in the American River Parkway and Unincorporated County. This program is funded through an American Rescue Plan Act (ARPA) district-directed funding allocation for District 4, Supervisor Sue Frost. Through this collaboration, ARPA funding has been directed to DHS to fund a 1.0 FTE Community Health Worker, client assistance support and associated administrative costs to provide a CHW to the City of Citrus Heights.</p>
3	Goal Name	Services for seniors and youth
	Goal Description	<p>City recommends allocating \$20,000 in public service funds to Campus Life Connection to provide an after-school program and \$16,000 in public service funds to Meals on Wheels to provide a senior meal program.</p>
4	Goal Name	Provide public services responsive to current need
	Goal Description	<p>City recommends allocating \$30,517 in public service funds to Sunrise Christian Food Ministry to operate an emergency food closet at Advent Lutheran Church in Citrus Heights.</p>

5	Goal Name	Improve accessibility
	Goal Description	City is recommending to fund the 2024 Residential Resurfacing Project. CDBG funds will support construction and reconstruction of ADA compliant facilities, such as curb access ramps, to provide accessible means of transportation for our visually impaired population as well as those reliant upon wheel chairs and mobility scooters. Locations selected for use of CDBG funds will be identified in concert with the planned future resurfacing project, locations will be identified by mid-2024. Funding for this activity is estimated at \$390,000.
6	Goal Name	Effectively administer the federal CDBG program in accordance with HUD regulations.
	Goal Description	City recommends allocating \$120,000 of its annual allocation to general planning and administration. Any program income the City receives during the program year (20 percent) will go towards planning and administration of activities.
7	Goal Name	Affirmatively further fair housing
	Goal Description	As part of a regional partnership, City recommends allocating \$23,483 to Community Link Capital Region (\$14,568) and Project Sentinel (\$8,915) for the City's share of the Renter's Helpline Program. The cost sharing percentage may vary each year, the cost is dependent upon each jurisdictions number of rental units.

AP-35 Projects - 91.420, 91.220(d)**Introduction**

The table below summarizes the City's recommendation to allocate 2024 Community Development Block Grant funding. On September 5, 2023, the Quality of Life Committee recommended funding the following 2024 CDBG projects. On October 12, 2023, the City Council will hold public hearing on the draft 2024 Action Plan on October 26, 2023, the City will hold a second public hearing to hear public comment and to adopt the 2024 Action Plan by Resolution.

#	Project Name
1	2024 Planning and Administration
2	2024 Public Services
3	2024 Residential Resurfacing Project
4	Home Repair Projects (Ongoing)

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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AP-38 Project Summary

Project Summary Information

1	Project Name	2024 Planning and Administration
	Target Area	N/a
	Goals Supported	Effectively administer CDBG program
	Needs Addressed	Building Healthy Communities
	Funding	CDBG: \$120,000
	Description	Effectively administer the federal CDBG program in accordance with HUD regulations.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The planning and administration activity allows staff to effectively administer the CDBG program so it benefits all types of families living in Citrus Heights.
	Location Description	Planning & Administration activities will be undertaken by City staff at Citrus Heights City Hall.
2	Planned Activities	Funds will be used to coordinate, administer and monitor the CDBG program, and prepare reports and plans required by HUD.
	Project Name	2024 Public Services
	Target Area	Citywide
	Goals Supported	Services for people experiencing homelessness Services for seniors and youth Provide public services responsive to current need Affirmatively further fair housing
	Needs Addressed	Building Healthy Communities Improve Public Services for Priority Populations Expand Economic Opportunities
	Funding	CDBG: \$90,000
	Description	The City has allocated the maximum 15 percent of its annual allocation toward public services. Any additional public service funding available will be distributed per the direction of the City Council.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5,715 total persons/households will benefit from the proposed public service activities offered by the nonprofits agency. The services will benefit low-to moderate income persons/households.

	Location Description	<p>Nonprofits offer services at various locations throughout the City:</p> <p><u>Campus Life Connection</u>: 7836 Sayonara Drive, Citrus Heights</p> <p><u>Meals on Wheels</u>: Meals are delivered to seniors as well as seniors may attend nearby Café sites.</p> <p><u>Sunrise Christian Food Ministry</u>: 5901 San Juan Road, Citrus Heights</p> <p><u>Renters Helpline</u>: Community Link Capital Region (CLCR) is located at 8001 Folsom Boulevard, Sacramento, CA 95691 and Project Sentinel is located at 1490 El Camino Real, Santa Clara, CA 95050.</p>
	Planned Activities	<p>PY 2024 EN Activities:</p> <p><u>Campus Life Connection (Matrix Code 05D, LMC)</u>: Operate an after-school center that provides low-income youth with educational support and recreational activities. Activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals to an estimated 105 youth. Estimated funding for this activity is \$20,000.</p> <p><u>Meals on Wheels (Matrix Code 05A, LMC)</u>: Provide a balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 185 seniors either drive thru distribution of meals at Rusch Par five days a week or by delivery to homebound seniors. Estimated funding for this activity is \$16,000.</p> <p><u>Community Link Capital Region and Project Sentinel: Renter's Helpline (Matrix Code: 05K, LMC)</u>: To provide a telephone and Internet-based "Renters Helpline" which provides counseling, dispute resolution, and fair housing services for residents in a housing crisis or dispute to approximately 425 households. Estimated funding for this activity is \$23,483</p> <p><u>Sunrise Christian Food Ministry, Emergency Food Bank (Matrix Code: 05W, LMC)</u>: To provide ongoing emergency food to approximately 5,000 low-income and homeless persons in Citrus Heights. Funding for this activity is \$30,517.</p>
3	Project Name	2024 Residential Street Resurfacing Project
	Target Area	Citywide
	Goals Supported	Improve accessibility
	Needs Addressed	<p>Building Healthy Communities</p> <p>Improve Public Infrastructure</p>
	Funding	CDBG: \$390,000

	Description	The City's General Services Department will use the CDBG portion of funding on accessibility improvements.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 individuals will benefit from this activity.
	Location Description	Locations have not yet been determined
	Planned Activities	<u>2024 Residential Street Resurfacing Project (Matrix Code 03K, LMA):</u> The City will allocate funding to the 2024 Residential Street Resurfacing Project. CDBG funds will support construction and reconstruction of ADA compliant facilities, such as curb access ramps, to provide accessible means of transportation for our visually impaired population as well as those reliant upon wheel chairs and mobility scooters. Locations selected for use of CDBG funds will be identified in concert with the planned future resurfacing project.
4	Project Name	Home Repair Project (Ongoing)
	Target Area	Citywide
	Goals Supported	Foster affordable housing Improve accessibility
	Needs Addressed	Building Healthy Communities Enhance Accessibility Improve Housing Access and Affordability
	Funding	CDBG: estimated \$50,000
	Description	<u>Home Rehabilitation Project: (Matrix Code 14A, National Objective LMH):</u> Receipts from previous CDBG-funded loans are used to make new home repair loans/grants to low-income households. This activity is funded with the City's Revolving Loan Fund using program income generated from loan payments.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Based on an estimated annual program income amount, one eligible household will benefit from the proposed activity.
	Location Description	The home must be located within the incorporated boundaries of the City of Citrus Heights.

	Planned Activities	To provide housing repair loans/grants not exceed \$60,000. Any loan repayments will go towards the Revolving Loan Fund to make new loans and grants for repairs such as reduce accumulated deferred maintenance, enhance the health and safety of the home, and improve energy efficiency.
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1 eligible households will benefit from the activity.
	Location Description	Citywide
	Planned Activities	Provide home repairs and/or accessibility to reduce accumulated deferred maintenance, enhance the health and safety of the home, and improve energy efficiency.

AP-50 Geographic Distribution - 91.420, 91.220(f)**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic distribution is predicted on the nature of the activity to be funded. All public services activities and housing repair projects are offered to residents citywide. Capital projects including accessibility improvements are selected in coordination with the City's General Services Department. The location of projects are based on timing with other planned projects in order to leverage non-CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	0
CDBG Target Area	0

Table 7 - Geographic Distribution**Rationale for the priorities for allocating investments geographically**

All public service activities are offered to residents citywide.

The 2024 Residential Street Resurfacing Project is selected in coordination with the City's General Services Department. If approved, the City will allocate funding to the 2024 Residential Street Resurfacing Project. CDBG funds will support construction and reconstruction of ADA compliant facilities, such as curb access ramps, to provide accessible means of transportation for our visually impaired population as well as those reliant upon wheel chairs and mobility scooters. Locations selected for use of CDBG funds will be identified in concert with the planned future resurfacing project.

Discussion

No geographic priorities were proposed.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City participated in conducting the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI) which identified barriers to affordable housing:

- Segregation and integration: Segregation and lack of access to economic opportunity persists in many areas of the region, both within and across jurisdictions. Although the region has grown more diverse, the effects of past systemic segregation and exclusion in housing still disproportionately impact members of protected classes.
- Disproportionate housing needs: In the Sacramento Valley region, the most disproportionate housing needs are found in homeownership rates, cost-burden and housing challenges, as well as displacement experience.
- Access to opportunity: Access to economic opportunity varies by type of opportunity, across the region and within communities. Areas where jurisdictions differed from the region in access to opportunity include:
 - With the exceptions of a few school districts (e.g., Davis, Rocklin, Roseville)—there are disparities in school quality between low and higher income neighborhoods, and these quality differences disproportionately impact people of color. Residents of Citrus Heights, Rancho Cordova, Sacramento, and Woodland are least likely to live in neighborhoods with proficient schools.
 - Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of healthy neighborhood indicators among the participating jurisdictions.
 - Public transportation issues—especially bus routes, availability of bus service, and connections between communities—are a pressing concern to residents throughout the region. The exception is on “the grid” in downtown Sacramento, where public transit is considered the best available in the region.

The primary housing barriers and the factors that contribute to those barriers identified in the research conducted for the AI include:

- The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.
- Affordable rental options in the region are increasingly limited.
- Residents with disabilities need for and lack access to affordable, accessible housing.
- Stricter rental policies further limits options.

- Disparities in the ability to access homeownership exist.
- Public transportation has not kept up with growth.
- Educational inequities persist in the region.
- Disparities in labor market engagement exist.
- Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, achieve and maintain housing stability.

The AI includes the following solutions to address the contributing factors discussed above. The participating partners focused on strategies that:

- Increase homeownership rates among under-represented groups.
- Expand affordable rental opportunities.
- Focus on a range of equity issues in accessing opportunity.

The City has identified barriers to affordable housing throughout the City's Housing Element. Notable barriers to developing affordable housing include:

- The balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the City's aging housing stock.
- As suburbs mature with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face an increasing need to maintain.
- Land availability and land zoned at densities appropriate for multi-family housing.
- Environmental factors such as floodplains and native oak trees.
- Availability of funding.
- Design guidelines, which control the appearance of new development. Due to the requirements, the cost of building new housing may increase.
- Site improvements, development impact fees, and processing fees add significant cost to the developing new housing. Developers often pay for new roadways, sewer, water, and park facilities, along with other miscellaneous fees. There are also costs associated with getting

projects approved by the City and other agencies.

- Permit and approval process. In addition, the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes during the time of assessment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to promote infill, reduce regulatory and economic barriers to infill, and support new transportation options.

Discussion

Staff will continue to seek grant funding and ways to maintain and develop affordable housing. More information is available in the City's Housing Element which was updated in 2021 and incorporated into the City General Plan adopted on August 11, 2011 which is available online at [Housing Element | Citrus Heights, CA - Official Website \(civicplus.com\)](https://www.civicplus.com/cityofcitrusheights/housing-element).

AP-85 Other Actions - 91.420, 91.220(k)**Introduction**

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services.

Actions planned to address obstacles to meeting underserved needs

The economic challenges in recent years have forced many nonprofits to cut services at a time when government and other entities are least able to provide them. There is no federal requirement for the City to match CDBG funds; however, the City has maintained a commitment to provide local funding to nonprofits despite other budget cuts when possible.

Another obstacle to meeting underserved needs is that many more services are located outside Citrus Heights in the City of Sacramento or parts of Sacramento County closer to the urban core. Citrus Heights works closely with the regional transit agencies to improve access. There are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

Another obstacle is the City's lack of vacant land available for development. The City will focus heavily on the preservation of the existing housing stock through the Home Repair Program.

Actions planned to foster and maintain affordable housing

In 2024, the City will continue to offer a variety of programs to foster and maintain affordable housing such as:

The Home Repair Program will offer low-interest loans/grants to homeowners making health and safety repairs to their homes. This program will be funded using loan repayments and prior year funds.

The City's Code Enforcement Division will continue to support the Rental Housing Inspection Program, to assure low-income households have a safe and decent place to live.

The City approved an affordable permanent supportive housing project, Sunrise Pointe Apartments. The City approved the project in 2018 and allocated \$3,580,000 of the City's share of HOME Consortium funds to the 47-unit project planned for Sunrise Boulevard in Citrus Heights. This project was completed mid-August 2023.

Actions planned to reduce lead-based paint hazards

While most housing units were built prior to 1978, target income households that may contain lead-

based paint occupy an estimated 5,312 units. The City will provide lead-abatement assistance for residential units through the Home Repair Program. The City contracts with a third-party firm to administer its Home Repair Program.

The City will contract with a qualified party to evaluate lead-based paint hazards and implement lead-safe work practices. In addition, independent contractors are vetted through the City's Home Repair Program to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

In addition, the City staff will seek grant funding opportunities for free home inspections to protect the health and safety eligible households.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (social security, disability). During the 2024 program year, Community Health Works will provide outreach services to the unhoused community in Citrus Heights.

The City will also continue to support activities that preserve and expand the supply of housing affordable to low-income households.

Actions planned to develop institutional structure

The City's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division works in close consultation with the Community Development Director, Finance Department, General Services Department, Citrus Heights Collaborative, and advisory committees.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to work with the neighboring jurisdictions, such as the County and the City of Sacramento and Sacramento Housing Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The City will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents. In addition, the City plans to work with other entitlement jurisdictions in the Sacramento County, City of Elk Grove, and City of Rancho Cordova to research issues of interest to all jurisdictions

and to coordinate on shared subrecipient monitoring.

Discussion

The City has a number of actions planned to increase coordination among housing and social services agencies. For example, City staff facilitates the Citrus Heights Collaborative - an informal network of public and private social service agencies and community advocates. The Citrus Heights Collaborative meets the second Friday of each month. In addition, City staff participates on the Continuum of Care Advisory Board, regional Funder's Collaborative, and Sacramento Homeless Policy Council.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City determines its low-income benefit annually.

2024 CDBG Public Service Requests

Total 2024 CDBG Funds Requested \$152,683 / Total 2024 Funds Available \$90,000

Public Service Agency	Service	2024 CDBG Request	Committee Recommendation 2024 CDBG	2023 CDBG Award	FY 23/24 Community Support Funds
Campus Life Connection	Sayonara After-School Program	20,000	20,000	10,939.80	20,000
Meals on Wheels	Senior Nutrition	16,000	16,000	11,667.80	82,000
Community Link Capital Region & Project Sentinel*	Tenant/Landlord Education and Fair Housing Services	23,483**	23,483	-	2,498
Sunrise Christian Food Ministry	Ongoing Emergency Food to Low- Income & Homeless Population	43,200	30,517	28,926.80	-
Jake’s Journey Home	Mobile Homeless Support Program	50,000	-	-	-
TOTALS		\$152,683	\$90,000	\$51,534.40	\$104,498

**Since the dissolution of Sacramento Self-Help Housing, the Renters Helpline has been transitioned to Community Link Capital Region, also known as Sacramento 2-1-1 to provide telephone and internet-based “Renters Helpline,” counseling, dispute resolution, and fair housing services.*

***The city is in regional cost sharing agreement with participating jurisdictions to provide the Renters Helpline Program. Therefore, the city will pay its share of the budget based on the number of rental units located in the city in relation to the total number of rental units in all participating jurisdictions.*

2024 CDBG Public Service Requests

Agency Name Executive Director	Service Description Eligible CDBG Activity	2024 Program Year Persons Served	Previous Awards (CDBG & CSF Funds)	Staff Comments
Campus Life Connection Executive Director: Ed Kaczmarek	Sayonara Center is a free, after-school center that provides low-income youth with sports opportunities and recreational activities; mentoring; tutoring services and educational games; a technology center for students to complete school assignments; daily nutritious meals; cooking and baking classes, and opportunities to participate in day. CDBG activity benefits low-and moderate-income households.	<u>2024</u> \$20,000 CDBG 105 youth	<u>2023</u> \$10,917 CDBG \$20,000 CSF FY 23/24 <u>2022</u> \$17,343 CDBG \$15,000 CSF FY 22/23	<ul style="list-style-type: none">• Campus Life Connection has been providing services since 2004 – the Center was built in 2011 and Campus Life continues to operate the Center.• The Center serves first through twelfth grade students.• The Center is open five days a week during the school year and most weekdays during the summer months, offering many opportunities to students they would not have otherwise: including: participation in flag football, Citrus Heights P.A.L, Upward Sports basketball league for elementary students, Crossover Basketball league for middle- and high school students, swimming lessons, and summer camps.• The Center is unique not only in its physical presence in the community, but by dedicated staff and volunteers.• To highlight, May 2023, The Center offered a new seven week Junior Achievement program – an educational program which addresses financial education, career readiness, and entrepreneurship for youth. This program gave middle- and high school Center students the opportunity to be exposed to careers and paths they may have never thought of or knew of, which will help them dream big for their futures.• <i>CDBG funds will be use to cover staff time.</i>

2024 CDBG Public Service Requests

Agency Name Executive Director	Service Description Eligible CDBG Activity	2024 Program Year Persons Served	Previous Awards (CDBG & CSF Funds)	Staff Comments
Meals on Wheels Executive Director: Linda Revilla	Meals on Wheels provides a Senior Nutrition Program that serves adults age 60+ with nutritionally sound meals to enable them to maintain independence and live in their own homes and community. CDBG activity benefits seniors who are presumed to be low- and moderate-income.	<u>2024</u> \$16,000 CDBG 185 Seniors	<u>2023</u> \$11,677.80 \$82,000 CSF FY 23/24 <u>2022</u> \$16,640 CDBG \$94,500 CSF FY 22/23	<ul style="list-style-type: none">• Meals on Wheels began providing meals to CH seniors in 2010.• A Registered Dietitian plans and prepares meals• Meals are prepared in a USDA certified and inspected food service plant.• Meals are delivered by volunteers/paid staff who provide daily social contact, gate-keeping services, monthly nutrition information and resources to community services.• By offering these services Meals on Wheels is addressing wellness, isolation, and loneliness as well as food insecurity and hunger among seniors.• <u>Congregate Nutrition</u><ul style="list-style-type: none">○ Serves 25 Seniors - 500 meals○ Currently there is not a Café site in Citrus Heights. Residents are encouraged to attend nearby Café sites.○ Meals on Wheels is actively looking for a Café site in CH• <u>Home Delivered Meals</u><ul style="list-style-type: none">○ Serves 160 Seniors - 3,500 meals○ Homebound seniors who meet the eligibility requirements are provided home delivered meals:○ Frozen Meals: One box of five frozen meals weekly○ Hot Meals: One meal daily Monday-Friday• Serves 185 unduplicated seniors – 4,000 meals• <i>CDBG funds will be used for meals. Cost per meal is \$4.00.</i>

2024 CDBG Public Service Requests

Agency Name Executive Director	Service Description Eligible CDBG Activity	2024 Program Year Persons Served	Previous Awards (CDBG & CSF Funds)	Staff Comments
Community Link Capital Region (CLCR) – Sacramento 2-1-1 Executive Director: Gabriel Kendall & Project Sentinel (PS) Executive Director: Carole Conn	Renters Helpline provides a landlord/tenant education and dispute resolution as well as fair housing services, investigation, and advocacy. CDBG activity benefits low- and moderate- income households.	<u>2024 CDBG</u> \$14,568 (2-1-1) <u>2024 CDBG</u> \$8,915 (PS) 425 Persons		N/a <ul style="list-style-type: none">• The Goal of this program is to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities.• Renters Helpline is an ongoing regional fair share collaboration based on total number of rental units in each jurisdiction.• <u>Community Link Capital Region Services</u> Provide telephone and Internet-based resource, called the “Renters Helpline,” counseling, dispute resolution, and fair housing services to residents in a housing crisis or dispute with the goal to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assists persons with disabilities. <u>Project Sentinel Services</u> Accepts referrals from Sacramento 2-1-1 (via the Renters Helpline). Conducts a client intake for all calls related to fair housing and/or discrimination to determine the need for counseling and/or investigation. Investigate cases where allegations of housing discrimination have potential merit. Resolve cases through education, counseling, and/or through referral to the HUD.• This activity satisfies the City’s obligation affirmatively further fair housing, as required by the U.S. Department of Housing and Urban Development.• <i>CDBG funds will be used for staff time and program costs.</i>

2024 CDBG Public Service Requests

Agency Name Executive Director	Service Description Eligible CDBG Activity	2024 Program Year Persons Served	Previous Awards (CDBG & CSF Funds)	Staff Comments
Sunrise Christian Food Ministry (SCFM) Executive Director: April Jacek	Sunrise Christian Food Ministry (SCFM) provides ongoing emergency food for low-income and homeless people in Citrus Heights. CDBG activity benefits low- and moderate-income households.	2024 CDBG \$43,200 5,000 Individuals	<u>2023</u> \$28,512 CDBG \$21,600 CSF FY 23/24 <u>2022</u> \$20,342 CDBG \$2,450 CSF FY 22/23	<ul style="list-style-type: none">• SCFM has been providing services to persons experiencing food insecurities for 40 years.• SCFM aims to build a healthy community by enhancing accessibility to food and resources for most the vulnerable populations.• Open five days a week from 11 AM – 2 PM• Provides a variety of can goods, frozen meats, eggs, cheese, milk, juice, fresh produce, fruits, hygiene products, pet food, and items for children/youth. Majority of which is recovered food that would have gone to the landfill.• Food Donations: Feeding America, Sam’s Club, Costco, Safeway, Raley’s, Grocery Outlet, Food Max, Walmart, and US Department of Agriculture.• <u>Distribution of Food Service</u><ul style="list-style-type: none">○ SJUSD and Sayonara Center families, seniors at Vintage Oaks, CH HART, Living Water, Glass Slipper and a variety of faith-based organizations.• <u>Home Delivery Service</u><ul style="list-style-type: none">○ SCFM is working with 211 to provide households with home delivered food through an existing partnership with Door Dash. 211 receives referrals, staff will book Door Dash pickup from the food pantry for home delivery no cost to the household.• <u>Onsite Drive-Thru Distribution</u><ul style="list-style-type: none">○ Drive-thru distribution process serves 150-180 families per day – may receive up to 100-150 lbs. of recovered food.○ Eligible to receive one full distribution per month○ Seniors, homeless, and disabled are served first.• <i>CDBG funds will be used for staff time.</i>

2024 CDBG Public Service Requests

Agency Name Executive Director	Service Description Eligible CDBG Activity	2024 Program Year Persons Served	Previous Awards (CDBG & CSF Funds)	Staff Comments
Jake’s Journey Home Executive Director: Jeanne Shuman	Jake’s Journey Home provides one stop mobile solutions services for homeless, at-risk of becoming homeless people in Citrus Heights. CDBG activity benefits low- and moderate-income households.	2024 CDBG \$50,000 50 Individuals	N/a Proposing to provide a new service	<ul style="list-style-type: none">• Jake’s Journey Home has been providing mobile assistance for over 3 years.• Mobile Support Team, this team assists those experiencing homelessness, at risk of homelessness, mental health, and domestic violence issues out in the community and is available to respond• Provide a variety of services: ID card, DMV vouchers, SS cards, filing VA benefits, Criminal/Court records, DV/victim assistance, clothing, medical, food, dental, mental health connections, inpatient rehab, and other services needed to create positive and successful life changes.• Program Hours: Services offered Monday-Thursday from 9 AM to 12 PM and closed Friday-Sunday.• Estimated 50 persons to be served.• This program would not be able to operate without full funding unless physical hours were reduced.• <i>CDBG funds will be used for staff time, client costs, and program administrative costs.</i>



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: October 12, 2023

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Alison Bermudez, Senior Planner

SUBJECT: **Sylvan Corners Subdivision – 7137 Auburn Boulevard PLN-22-28
General Plan Amendment, Rezone, Tentative Subdivision Map,
Design Review Permit and Tree Permit**

Summary and Recommendation

On September 13, 2023, the Planning Commission voted to recommend the City Council approve the Sylvan Corners project. Approval of the requested land use entitlements and making a determination on findings of General Plan consistency are at the discretion of the City Council. The Planning Commission advisory recommendation to the City Council is:

- Motion 1: Move to adopt Resolution No. 2023-___ a Resolution of the City Council of the City of Citrus Heights adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the Sylvan Corners Project located at 7137 Auburn Boulevard;
- Motion 2: Move to adopt Resolution No. 2023-___, a Resolution of the City Council of the City of Citrus Heights adopting a General Plan Map Amendment, approving a Tentative Subdivision Map, Design Review Permit, and Tree Permit for the Sylvan Corners project located at 7137 Auburn Boulevard subject to the findings and conditions of approval;
- Motion 3: Move to introduce for first reading and read by title only and waive the full reading of Ordinance No. 2023-___, an Ordinance of the City Council of the City of Citrus Heights amending Article 5, Chapter 106.50 of the Zoning Ordinance and rezoning the property into the Sylvan Corners Special Planning Area; and
- Motion 4: Move to adopt Resolution No. 2023-___, a Resolution of the City Council of the City of Citrus Heights, authorizing the City Manager to execute an affordable

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housing agreement between the City of Citrus Heights and Woodside Homes of Northern CA, for the Sylvan Corners Project located at 7137 Auburn Boulevard.

Fiscal Impact

The site was the previous location of Sylvan Middle School. In 2017, the District reformatted an adjacent elementary school into the New Sylvan Middle School and demolished the existing school on the subject property. Soon thereafter, the District offered the property for sale and in September 2019, the City purchased the vacant 11.34-acre site.

The City purchased the property due to its site's central location. By owning the property, the City would have more control over its future development. The City's intent from the onset was to resell the property to a suitable buyer who would work closely with the City to achieve the City's goals for the property.

On January 15, 2021, the City entered into a purchase and sale agreement with Woodside Homes for the proposed single-family development. If approved, the City and Woodside Homes will finalize the purchase transaction. The final purchase price is dependent on the number and size of residential lots produced. Woodside Homes will pay \$50,000 per lot for the larger residential lots and \$30,000 per lot for the smaller alley-loaded lots. Thus, if the development yields the proposed 94 lots (70 larger/24 alley) the overall purchase price of the property would be \$4,220,000. The money collected from the sales transaction will go into the City's General Fund.

In addition to the money received from the sale of the property, the City will collect 3% of the sales price for each of the 14 affordable housing units sold (estimated to be approximately \$7,000 - \$9,000 per unit). These funds are held in the Affordable Housing Impact account and are used to help offset the City's cost in the initial sales program and long-term oversight and monitoring of the homes for a minimum of 45-year period. The affordable housing agreement is discussed in detail under the Affordable Housing section of this report.

Background and Analysis

This staff report is organized as follows:

Staff Report Organization	
Background	
Entitlements	
	<ul style="list-style-type: none"> • General Plan Amendment • Rezone and Ordinance Text Amendment • Tentative Subdivision Map • Design Review Permit/Consistency with Planning Goals • Tree Permit
Environmental Review	
Public Outreach/Comments	
Affordable Housing Agreement	

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The Planning Commission considered this project on September 13, 2023. A video from the meeting and a copy of the staff report from that meeting is linked in the attachments.

The project site is located on the west side of Auburn Boulevard at the intersection of Old Auburn Road, Auburn Boulevard, and Sylvan Road, as shown in the vicinity map below:

Vicinity Map



In July 2020, the City released an Offering Memorandum (OM) to the development community seeking qualified developers interested in the site (Attachment 4). Following the City's release of the OM, Woodside Homes submitted a development proposal largely consistent with the proposal under consideration. The OM included the City Council's adopted Planning Goals to serve as a benchmark when development proposals were considered by the City Council (Attachment 5). The City Council's adopted Planning Goals established Council expectations to ensure the design of the site adheres to the Council's development vision specific to this site. These adopted goals fall within four categories: Concept Goals, Design Goals, Land Use Goals, and Financial Goals. Some of the specific key goals established for the property include:

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- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch Retail center;
- Activate the area by fronting all buildings, including residential units outward toward Sylvan Plaza and Auburn Boulevard frontage;
- Include enhanced pedestrian connection to connect the property to nearby businesses, Sylvan Plaza and the adjoining school;
- Consider the property's adjacency to the school and the cemetery; and
- Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing or similar product type.

Review of the development proposal's compatibility to the established goals will be discussed under the Design Review portion of this report.

Surplus Lands Act/Affordable Housing

As discussed earlier, the City purchased the project site in 2019 from San Juan Unified School District. In 2020, the City initiated the proceedings necessary in order to sell the property. These proceedings included actions by both the Planning Commission and the City Council as required by Government Code section 65402.

Any time a local agency disposes of land, the agency must follow the Surplus Lands Act (SLA) of the Government Code (Sections 54220 through 54233). These sections include the mechanisms for identifying and disposing of surplus lands. The SLA includes a "right of first refusal" law that requires all local agencies to offer surplus property to affordable home developers and certain other entities before selling to any other individual or entity. Should the agency not receive interest from an affordable housing developer, the agency may then sell the property to others. No affordable home developers came forward under the right of first refusal provision, so the City listed the property on the open market through the Offering Memorandum. It should be noted that the City has fulfilled its Surplus Lands Act obligation for noticing and should this project not move forward, the City could market the property in any fashion. However, the 15% of any residential units affordability covenant will remain in place with any residential development.

The SLA requires all dispositions of surplus land include an affordability covenant if the land is developed with housing. In the case of this property, the developer is required to enter into an Affordable Housing Agreement (AHA) and is required to set aside 15% of the units (14) as affordable units. These units are required to be sold to lower income qualified buyers (estimated income of \$85,000). The affordable homes are discussed in a later section of this report.

Project Description

The project requests the required entitlements to develop a 94-lot, for-sale, single-family home subdivision on the 11.34-acre site. The development will include a mix of two housing types: small lot traditional style and alley-loaded units. The traditional styled units (70) will be built on lots ranging from 3,000 square feet to 5,113 square feet and the alley-loaded units (24) will be constructed on parcel sizes ranging from 2,625 square feet to 5,725 square feet. The traditional

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style homes will be a mix of single-story with single-car garages and two-story units with two-car garages. The alley-loaded lots will be two-story units with two-car garages accessible from the rear of the unit (alley).

The proposed subdivision will include a variety of amenities including a small passive recreation area for outdoor gathering and picnicking, a number of open space lots providing entry features preserving the existing oak trees, and a large open space area for detention basin and passive recreation designed with greenery and walking paths. A homeowner's association (HOA) will manage and maintain the site's amenities and maintain the private streets (alleys).

The entitlements under review are as follows:

- General Plan Amendment to change the land use from Public to Medium Density Residential
- Rezone to change the zoning from RD 2 to Special Planning Area (SPA)
- Ordinance Text Amendment to establish a Sylvan Corners SPA
- Approval of an Affordable Housing Agreement
- Tentative Subdivision Map to create 94 single-family lots with 6 open space lots
- Design Review Permit for the exterior elevations, site design, and landscaping for the proposed homes
- Tree Permit for the removal of 19 protected trees

General Plan Amendment

The 11.34-acre site currently has a General Plan land use designation of Public. The Public designation was appropriate when the site was the former Sylvan Middle School. However, the proposed development requires a change in land use from the Public designation to a residential designation of Medium Density Residential.

The Citrus Heights Zoning Code (Section 106.74.060) states that an amendment to the General Plan requires the listed three findings. The required findings are listed below in bold italics and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The amendment is internally consistent with all other provisions of the General Plan;***
- ***The amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and***
- ***The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and or development.***

The 11.34-acre site currently has a General Plan designation as Public, which was the appropriate designation for the former Sylvan Middle School. Under the proposal, the site would change from Public to Medium Density Residential (MDR). The MDR designation allows for housing with a density range of 9-20 dwelling units per net acre (DUA). The overall density for

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this project range is just under 14 DUA (94 units/6.88 net acres). Therefore, the Medium Density Residential land use is appropriate for this project.

The new land use designation of MDR will not cause an inconsistency within the General Plan and the change supports various General Plan Goals, highlighted in Table 1, below. As demonstrated throughout this report, the project will not be detrimental to the public interest, health, safety, convenience or welfare of the City. Additionally, as supported through a comprehensive review of the proposed development, the site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and or development.



General Plan Policy 4.5. Policy 4.5 of the General Plan applies to all new developments that propose increases in the allowable residential density. The intent of the policy is to ensure that rezone projects that result in an increase of residential density, provide a superior design and product than a standard development. Additionally, the policy's intent is to ensure the rezone will not contribute to any existing issues that may already be impacting the surrounding neighborhood. Following the change in land use from Public to MDR and as conditioned, staff believes the project meets the intent of Policy 4.5. A more detailed analysis is provided under the Rezone Section of this report.

The Planning Commission recommended approval of the General Plan Amendment to change the current land use from Public to MDR.

Rezone

The project's 11.34 acres is zoned RD2 (residential, two units per acre maximum). The RD2 zone was the appropriate zoning for the previous use as schools are permissible in a residential zone. In order to provide a comprehensive plan for the entire site and adhere to the Council's Planning Principles for the site, the applicant is proposing to rezone the area into a Special Planning Area (SPA). The SPA provides the overall design, vision and development standards for the project.

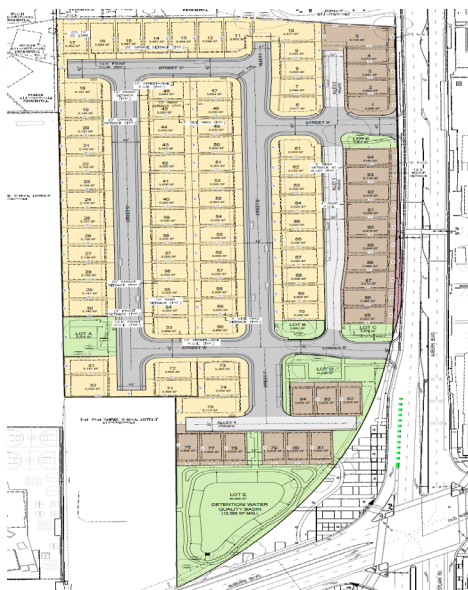
Figure-1

	Traditional small lot single-family homes	This product type is most similar to a typical single-family home subdivision. There will be a mix of two-story and single-story styles.
	Alley loaded small lot single-family homes	This product type features detached homes on smaller lots, fronting on a shared walkway, typically with garages located off an alley. All units are two-story with 2-car garage

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Under the proposed SPA, there will be a mix of housing types: traditional single-family small lot and alley loaded single-family small lot. Figure 1 above describes the housing types and depicts the location of each housing type.

The SPA ordinance text (Attachment 3) contains development standards for each product type, including minimum lot size and setbacks. Some of the SPA requirements unique to this project include the following:

- Private streets are allowed and shall be constructed to City Engineering standards. The Homeowner's Association (HOA) shall be responsible for maintaining the private streets. The primary streets will be public, with the alley-loaded lots utilizing private streets.
- Two parking spaces are required per unit, plus one guest parking space per unit. Driveway spaces, spaces along the public streets and marked parking areas on the alleys count toward the guest-parking requirement.
- All lighting on private lots and common areas owned by the HOA shall meet the requirements of the International Dark Sky Association.
- Refuse containers must be stored within garages or yard areas not visible to the public.

The Citrus Heights Zoning Code (Section 106.74.060) states that a Rezone and Ordinance Text Amendment may occur only if the following three findings listed below in ***bold italics*** can be made:

- ***The amendment is consistent with the General Plan; and***

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- *The amendment would not be detrimental to the public interest, health safety, convenience or welfare of the City; and*
- *The affected site is physically suitable for the requested zoning designation and proposed or anticipated uses and/or development.*

Chapter 106.28.030 of the Zoning Code requires that in addition to the three findings listed above, rezones to an SPA zoning require the following findings listed below in ***bold italics***:

- *The project is consistent with the General Plan;*
- *The project complies with all applicable provisions of the Zoning Code other than those modified by the SPA;*
- *Any approved modifications to the development standards of the Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;*
- *The project complies with the City's Design Guidelines except as modified by the SPA;*
- *The project can be adequately served by public facilities, services and utilities;*
- *The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;*
- *The project is and will be compatible with the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;*
- *The site is adequate for the project in terms of size, shape, topography, and circumstances; and*
- *The establishment, maintenance, or operation of the use would not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

The General Plan contains a number of goals, policies and actions that embody the City's approach for achieving the community's vision for the future. Goals contained in the General Plan are a general direction-setter and, therefore, may be abstract in nature and while many goals in the General Plan support the project, no individual project meets every goal¹. The project as

¹ OPR General Plan Guidelines June 24, 2020 - *Any given project need not be in perfect conformity with each and every policy of the general plan if those policies are not relevant or leave the city or county room for interpretation (Sequoayah Hills Homeowners Association v. City of Oakland, (1998) 23 Cal.App 4th 704, 719 (1993)). In Families*

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presented, is consistent with and supports many goals of the General Plan. The table below lists some of the key and most applicable goals, with a short discussion of how the project relates to that goal.

Table 1

Goal 4	Ensure that new development is compatible within the neighborhood.	<ul style="list-style-type: none"> • The project considered its adjacency to the school and will provide a pedestrian gate connection from within the development to the school, allowing students access to school without having to walk along Auburn Boulevard. • The site's layout takes advantage of the adjacent public plaza through connected paths.
Policy 4.5	Discussed separately below	
Policy 10.2	Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.	<ul style="list-style-type: none"> • Consistent with this policy and the Planning Objectives for the site, the proposed homes front Auburn Boulevard including a variety of building elevations fronting the Boulevard. The homes are designed with a clear delineation, through fencing and landscaping, to separate the public and private realm contributing to a sense of community and personal safety for residents and pedestrians alike.
Policy 23.2	Incorporate plazas or other public outdoor activity spaces into public and private development projects	<ul style="list-style-type: none"> • Consistent with this policy and the Planning Objectives for the site, the project has incorporated the existing Sylvan Corners Plaza into the overall design of the site. • The site landscaping and open space/detention basin has been designed in a manner to augment the Plaza and provide pedestrian connectivity. • Walking paths and numerous plants and trees surround the drainage basin turning a required development feature into a community amenity.
Goal 24	Increase homeownership opportunities to ensure a balance of housing and household types.	<ul style="list-style-type: none"> • All units are for-sale single-family homes providing home ownership opportunities. Fourteen of the 94 units will be reserved for sales to lower income households providing home ownership opportunities for those households who typically are unable to purchase a home. The fourteen affordable units will be deed restricted for a minimum period of 45 years.
Goal 25	Provide adequate sites for a variety of housing	<ul style="list-style-type: none"> • The project provides a variety of lot sizes allowing two different product types-traditional

Unafraid to Uphold Rural El Dorado County v. El Dorado County Board of Supervisors (1998) 62 Cal.App.4th 1332, 1341, the court held that "[t]he nature of the policy and the nature of the inconsistency are critical factors to consider." A project is clearly inconsistent when it conflicts with one or more specific, fundamental, and mandatory policies of the general plan (Id. at p. 1342).

	opportunities to serve all residents.	style homes available in both single-story and two-story and smaller lot, alley-loaded homes.
Policy 28.5	Encourage development of a variety of sizes, design and styles of housing	<ul style="list-style-type: none"> • The homes will utilize a variety of materials and colors providing visual interest. The project includes four different models and varying color options allowing for 18 different housing configurations to increase variation. • The project provides two different product types- traditional style home offered in both single/two-story floor plans and an alley-loaded product with two-car garages.

General Plan Policy 4.5. Policy 4.5 of the General Plan applies to all new developments that propose increases in the allowable residential density. The intent of the policy is to ensure that rezone projects that result in an increase of residential density provide a superior design and product than a standard development and that the rezone will not contribute to any existing issues that may already be impacting the surrounding neighborhood. Policy 4.5 reads as follows:

Policy 4.5: Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the City's minimum requirements by proving superior design and enhanced community benefit. In addition, rezonings shall only be approved if the following findings can be made:

- ***The proposed rezoning shall result in a project that contributes to and enhances the best characteristics of the surrounding neighborhood.***
- ***The applicant has demonstrated that the increased density will not negatively impact storm drainage within the local area. Proponents shall be required to provide adequate topographic and flow characteristics information to demonstrate their project will not contribute to or worsen any flooding problems in the locale.***
- ***The applicant has demonstrated that adequate public infrastructure, including streets, water, and sewer, is available to serve the project.***
- ***The proposed rezoning will assist the City in meeting the goals of the General Plan.***

The Rezone proposes to increase the allowable residential density by rezoning the property from RD-2 (2 DUA) to Special Planning Area with a proposed density under 9 Dwelling Units per Acre (DUA) (96 units).

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The project includes specific design measures that provide both superior design and enhanced community benefit. The applicant's Project Description (Attachment A) provides justification for the Rezone as well. Specific design features staff believes help achieve this standard are:

- *Site Amenities* – The site plan includes a variety of passive recreational amenities for the proposed community. These include:
 - Looped walking path throughout the site
 - Preservation of mature oak trees as site amenities
 - Housing fronting Auburn Boulevard consistent with the Planning Principles established for the site
 - Site designed to complement the existing Sylvan Corners Plaza
 - Consistency with the Council's Planning Objectives for the Site
- *Building Design* –
 - The project is a mix of one and two-story buildings
 - Architectural design draws from array of materials from the neighboring homes (lap siding, vertical/board-and-batten siding, and stucco)
 - All-Electric development including solar generation
- *Affordable Housing* – Fourteen (14) units will be affordable to lower income residents for a minimum of 45 years.
- *Storm Drainage* – A drainage analysis has been prepared and provided the basis for storm water infrastructure. The project will connect to the public storm drain system and the proposed basin will do the following:
 - Serve as a detention basin during storm events to alleviate pressure to the public storm system.
 - Serve as a filtration system by to ensure water entering the storm drain is clean from trash and debris.
 - Water passing through the basin will be appropriately filtered as it passes through the amended soils/planting in the basin.
 - The detention basin has been designed to be both functional and aesthetically pleasing with connectivity to the Sylvan Corners Plaza.
- *Infrastructure* - The site will include the installation of all necessary infrastructure including:
 - The project consists of public streets and private alleys that provide appropriate ingress/egress for the development as required by the City and Fire District.
 - All utility agencies are provided necessary easements for utility infrastructure.
 - The site will be an all-electric community.

In addition to being consistent with the General Plan, the project fulfills the other criteria needed to create an SPA. The variety of housing types require flexibility not found in standard residential zoning designations. The design of the project meets the standards of the Design Guidelines, and the concept and features of the project are reasonably suited to the site characteristics and the surrounding neighborhood.

The Planning Commission recommends the Council approve the rezone of the property to SPA and create the Sylvan Corners Special Planning Area.

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Tentative Subdivision Map

The applicant requests approval of a Tentative Subdivision Map (Attachment E) for the division of property to accommodate the project. The Tentative Subdivision Map will subdivide the property into 100 lots, 94 residential lots and six open space lots. The development will include a mix of two housing types: small lot traditional style and alley-loaded units. The small lot traditional styled units (70) will be on lots in ranging from 3,000 square feet to 5,113 square feet, with most lots being 3,100 square feet.

The alley-loaded lots will be on lot sizes ranging from 2,625 square feet to 5,725 square feet, with most lots being about 3,000 square feet. The traditional style homes will be a mix of single-story with single-car garages and two-story units with two-car garages. The alley-loaded lots will be two-story units with two-car garages accessible from the rear of the unit (alley).

The development includes a number of open space lots. Four of the open space areas are at the development entries and allow for the preservation of mature oak trees. One lot serves as a small passive recreation space, and one large open space lot is used as a detention/water quality basin and recreational trail amenity.

The Zoning Code and the California Subdivision Map Act require that findings be made in order to approve a Tentative Subdivision Map. The required findings are listed below in italicized bold print and are followed by an evaluation of the map in relation to each finding.

- ***The proposed map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

The proposed General Plan Medium Density Residential designation is for “single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre”. The overall density for this project range is just under 14 DUA (94 units). Therefore, the Medium Density Residential land use is appropriate for this project.

The proposed project is consistent with the intent and density provisions of the proposed Medium Density Residential designation. As shown in Table 1, this project is also consistent with many of the Goals and Policies of the General Plan. Based on these reasons, staff believes that the proposal is consistent with the General Plan.

- ***The site is physically suited for the type and proposed density of development.***
- ***The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems.***

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Grading and Utilities. The preliminary grading and utility plans (Attachments F & G) depict how the site will be graded and how it will be served by various utilities. The site will be appropriately graded and utilities will be placed in a manner to cause issues or concerns. The grading for the site has been designed to preserve two large oak trees as natural entry features into the site. The grading has been designed to support the Council's policy direction to require the project to "front" on Auburn Boulevard. The grading for the proposed homes fronting Auburn Boulevard will provide for 1-2 steps for each home, together with landscaping and decorative fencing, will provide clear delineation between privately owned areas and the sidewalk fronting Auburn Boulevard.

Drainage. The site's topography is relatively flat, ranging from 158 feet to 162 feet in elevation. The site will include a new storm drain system appropriately designed for water to flow towards the streets/gutters and ultimately dispersing into the storm basin at the south end of the development. A water quality and detention basin is proposed along the southern portion of the site. The City's Engineering team has worked closely with the developer to review the drainage calculations and the design of the basin to ensure it meets the required regulations and serves the development appropriately. The basin has been designed to serve as a site amenity by including meandering trails around the perimeter and enhanced landscaping to accent the plaza at Sylvan Corners.

- ***The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.***

The project will include the necessary new easements for utilities (sewer, water, drainage, etc.) and rights-of-ways required for the subdivision.

The street network for the project includes a mix of both public and private streets. The public streets will meet the required width and include curb, gutters, sidewalk and street lighting. The alleys, which serve as the access to 24 of the lots, will be private and maintained by the Homeowners Association (HOA)². Access and circulation within and into the site has been reviewed in detail and is discussed in the Environmental Review section of this report. The project is consistent with City Improvement standards.

Based on the information above, staff believes that findings can be made to approve the Tentative Subdivision Map for the Sylvan Corners Subdivision development.

Design Review Permit

The applicant is proposing to construct 94 single-family units. The product breakdown is shown below:

Single-family Small lot Traditional	70 units (both single-story and two-story)
Single-family Alley-loaded Small lot	24 units

² The Department of Real Estate reviews an HOAs budget which includes the monthly dues for maintenance of the development including funds in reserve

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Each product types will have four different architectural options and color schemes as described and shown below:

- | | |
|------------|---|
| Farmhouse: | A mix of stucco, board and batten siding, shutters, window trim, metal composite roofing, and front porch |
| Cottage: | A mix of stucco, stone, vertical siding, shutters, stone columns, window trim, composite roofing, and front porch |
| Prairie: | A mix of stucco, stone, vertical siding, rock columns, concrete roof tiles, and front porch |
| Spanish: | Stucco, tile insets, shutters, window trims, concrete roof tile, and front porch |

Traditional Elevations



Single-story Farmhouse



Single-story Cottage



Single-story Prairie



Two-story Farmhouse
(Plan 2)



Two-story Cottage
(Plan 2)



Two-story Prairie (Plan 2)



Two-story Farmhouse
(Plan 3)



Two-story Prairie
(Plan 3)



Two-story Spanish
(Plan 3)



Two-story Farmhouse
(Plan 4)



Two-story Prairie
(Plan 4)



Two-story Spanish
(Plan 4)

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Alley-loaded Small Lot Elevations



Farmhouse (Plan 1)



Cottage (Plan 1)



Prairie (Plan 1)



Farmhouse (Plan 2)



Cottage (Plan 2)



Spanish (Plan 2)

As shown above, there are four different exterior elevations. Each elevation style varies in color/material palettes. The project will ultimately provide buyers 18 possible design choices. The project layout will provide a mix of styles and materials along the street frontages as the project is conditioned that the same elevation style will not be placed side-by-side, providing visual contrast for the project (COA #7). Below is an illustration of how exterior elevations may be dispersed along the public street frontages.



Illustrative Representation of Elevations on a Traditional Streetscape

Alley-loaded interface with Auburn Boulevard. The development includes 24 small lot alley-loaded homes with rear facing garages. Ten of the alley-loaded units are adjacent to the Plaza and the new basin and fourteen units will be along the east side of the development facing Auburn Boulevard. The homes fronting Auburn Boulevard are separated from the street by more than 22 feet from the roadway and 12 ½ feet from the back of the sidewalk. The illustration below demonstrates how the

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units will interface with the Boulevard by an existing separated sidewalk, followed by a new landscape buffer in front of a decorative fence that helps define the private space from the public space. These homes will also have raised entries, providing visual interest from the street and providing homeowners a stronger sense of separation from the street.



Illustrative Representation of Elevations and Streetscape facing Auburn Boulevard

The landscape concept plans are provided as Attachment K. The landscape plans include street trees, front yard landscaping, common area landscaping, and the open space areas. These plans also outline the proposed passive recreation lot, open space lots, fencing, walking path and connection to the school.

The Citrus Heights Zoning Code (Section 106.62.040) requires seven findings before approving a Design Review Permit. The required findings are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The project complies with the Zoning Code;***
- ***The project is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;***
- ***The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;***
- ***The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;***
- ***The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;***

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- *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and*
- *The project provides open space and landscaping, including the use of water efficient landscaping.*

Design Guidelines. The City's Design Guidelines are contained in Chapter 106.31 of the Zoning Code. The layout of the project meets the intent of the Guidelines, particularly with the connection to the open space area. The architectural design, materials and colors are consistent with the overall intent of providing variety with a high quality design. The Special Planning Area will require a minimum of 14 units be single-story (Condition No. 3)

Parking. The proposed SPA for the project requires three parking spaces for each unit – two spaces for the resident and one additional space for a guest. Based on 94 units, the overall minimum required parking for the development is 282 spaces (3 spaces x 94 lots). The parking calculation includes spaces in a garage, driveway parking and designated/undesignated spaces on the street as shown in the parking layout provided as Attachment I. The overall number provided will vary depending on the final mix of single-story and two-story units since two-story units provide four parking spaces (two garage and two driveway) and the single-story provides two spaces (one garage space and one driveway). Assuming the project is constructed with the minimum requirement of 14 single-story units, the parking breakdown will be as follows:

Parking Scenario			
Housing Type	Number of Units	Total Number Required	Total Provided
Traditional lots Two-story (two car garage)	56	156	224
Traditional lots Single-story (one car garage)	14	42	28
Alley-loaded (two car garage)	24	72	48
Delineated on-street parking	-	-	20
On-street parking*	-	-	52
Overall Total		282 (based on 3 per unit)	372

*On-street parking is identified as the number of spaces accommodated on public streets within the development. 52 spaces have been identified after considering fire lanes, mail boxes, driveways and similar areas.

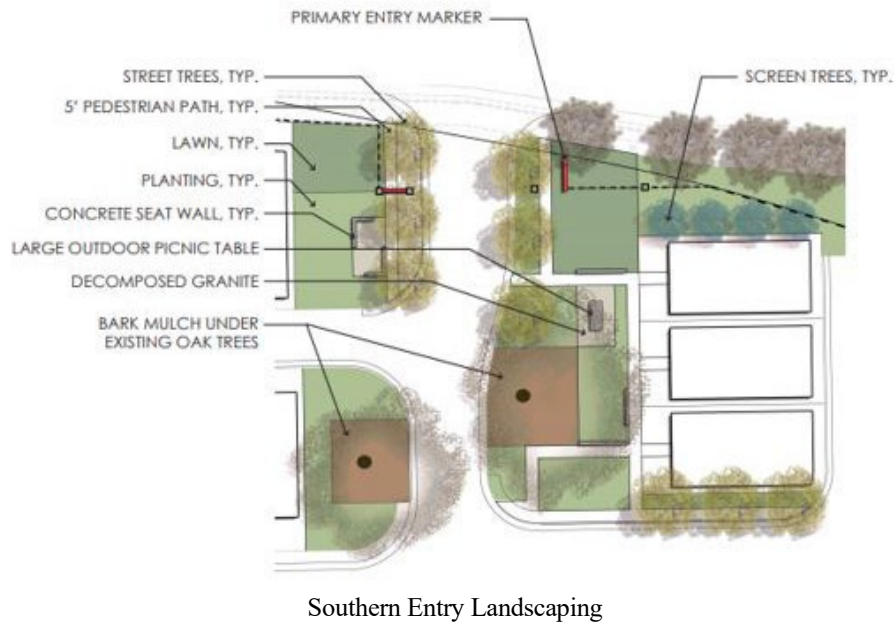
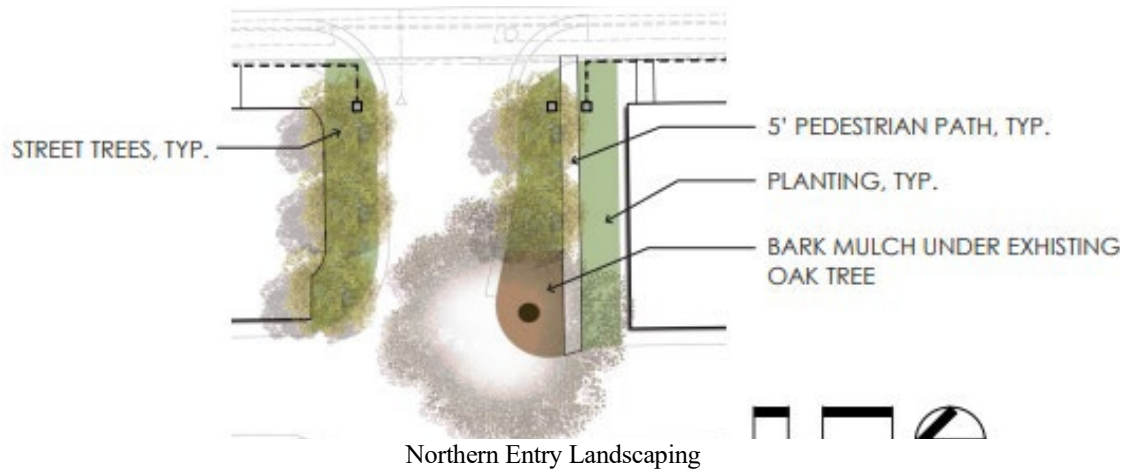
If developed as shown above, the project will exceed the minimum parking requirement of 282 spaces. Even if more than the minimum required 14 single-story units are constructed, the parking requirement will be met. A shortfall of parking would only occur if more than 28 single-story units are constructed. Therefore, the project is conditioned not only for the minimum of 14 single-story units but also a maximum of 28 units (COA #3). The project is conditioned (COA #7) to maintain garage parking at all times. The CC&R's for the HOA will also include this requirement.

Landscaping. The project will include a number of landscape features including landscaped open space lots at the entry points. These open space lots will allow for the preservation of existing oak trees as well as the planting of additional street trees and the installation of pedestrian paths. Representation of the entries are shown below:

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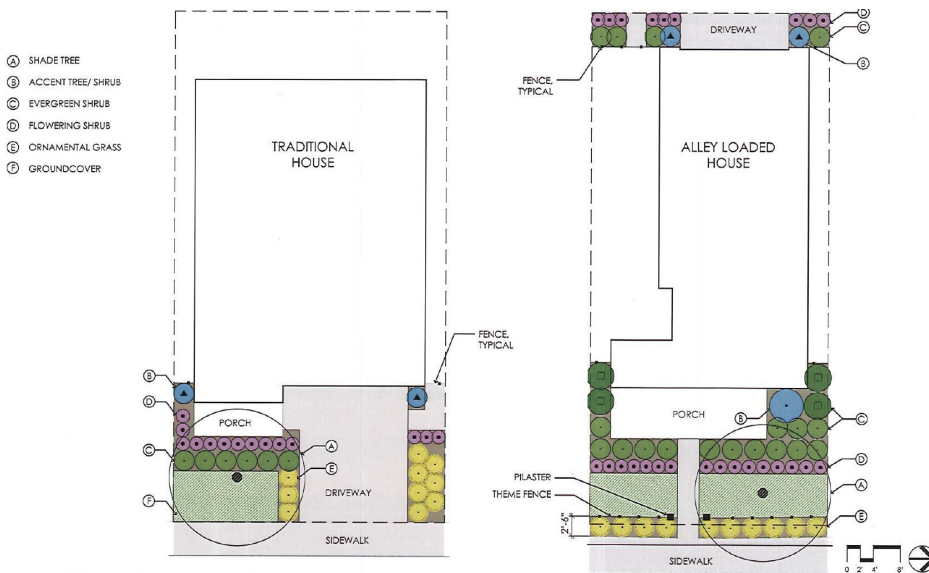


In addition to the landscaped open spaces, each residential lot will be provided front yard landscaping that includes a shade tree and a number of accent trees/shrubs. The front yard landscaping and decorative fencing will be maintained by the HOA (COA #8).

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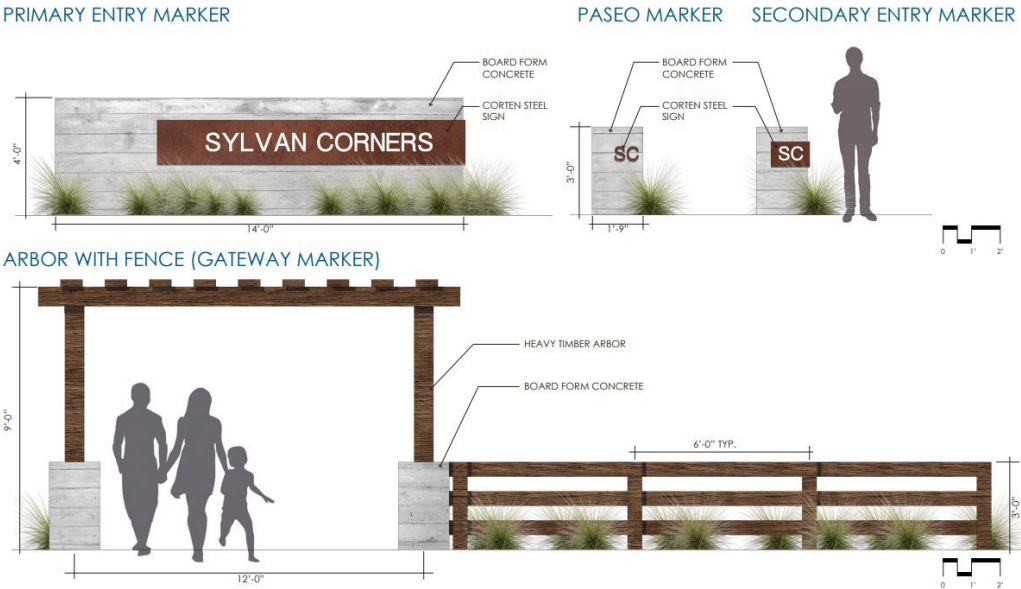
Screening. As required by the City's Design Guidelines, the landscape plans also include methods incorporated into the project's design for the screening of the necessary utility infrastructure within the development.

Fencing & Entry Markers. The project includes a variety of fencing throughout the development: three-foot themed fencing along the frontages facing Auburn Boulevard, metal tubular fencing around the drainage basin parcel and at the open space lot adjacent to the school and a six-foot cedar fence along the western property line adjacent to the school for the residences. The project is conditioned to restrict access to the school from the rear of homes along Street D. The cedar fence is required to be high quality and of superior design. The fence style and enforcement of the maintenance will be included in the CC&Rs and enforced by the HOA for a consistent interface with the adjacent school (COA #s 7 & 8). The image below represents fencing locations:

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As depicted below, the project will also feature a number of entry markers and monuments to continue the theme and provide identity for the subdivision.

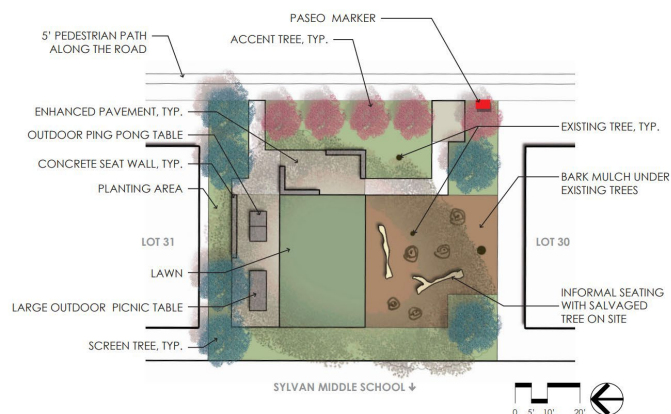


Passive Recreation Space. The project includes a small passive recreation space along the western property boundary. This location allows the preservation of additional trees and serves as a focal point when entering the development from the southern entry. This passive space will include a number of picnic tables, wall seating, informal seating, and interactive elements. The image below is an inspirational image of how the space may be designed. This space will be maintained by the HOA.

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Connectivity/Walkability. The project includes a number of pedestrian pathways that will allow residents to connect to the adjacent public plaza, Auburn Boulevard and to a walking path designed around the detention basin. These accessible pedestrian pathways provide connectivity not only for outdoor activities but allow for connection to a nearby coffee shop and other local businesses.

The project site also includes an access gate to the adjacent school from within the project site. This connection will allow students to access school without having to walk out to and along Auburn Boulevard. The applicant has discussed the connection with the San Juan Unified School District who is supportive of the connection. The school district will control the gate operation and it will only be accessible as determined by the school to serve the students. The connection points will be from the detention basin area as shown in the map below:



The project will provide a number of pedestrian safety improvements including the following:

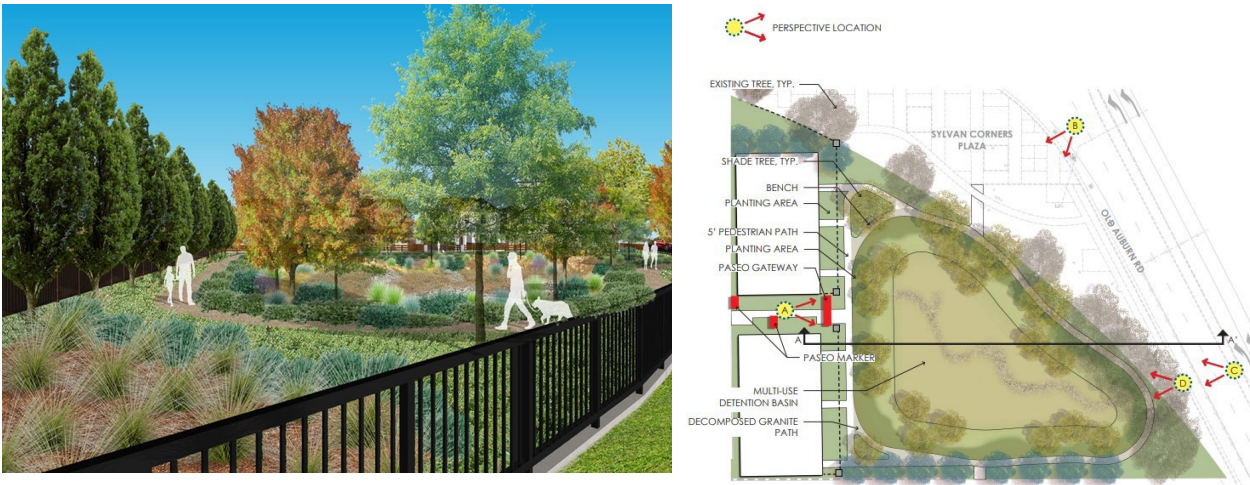
- Installation of pushbutton pedestrian controls at three crossing locations. These buttons will provide a stop signal at the current free right turns to allow pedestrians controlled access across these lanes.
- Extension of the southbound Class II bike lane providing green striping to designate a merge area for continuity and visibility.



The existing mid-block pedestrian crossing along the Auburn Boulevard frontage of the project will remain in place and allow pedestrians an additional crossing without having to travel to the intersection.

Drainage Basin. Stormwater runoff is managed through a variety of features designed to treat and filter stormwater runoff close to its source. This project is designed with a drainage basin at the south end of the site that will capture runoff through a series of storm pipes terminating into the basin. Water captured in the basin is filtered through appropriate plants, grasses, amended soils reducing pollutants prior to entering the storm drain system.

This large drainage basin provided opportunities to integrate the basin’s design and landscaping as an attractive amenity for the community. The landscape includes the use of native and drought-tolerant plants, shrubs and trees. The basin will also have a walk path to provide residents a scenic walking space. City staff has worked closely with the developer to design a basin that would be attractive not only for those living in the nearby residents but also for those passerby’s along Auburn Boulevard. The project is conditioned (COA #9) with specific design parameters to ensure the design is consistent with this approach.



Compatibility with Adopted Goals

As mentioned earlier in this report, when the City began the process of offering the property for sale, the City Council adopted a number of goals for the property. The goals were designed to specifically provide the development community guidance on how the site should be developed. A copy of the adopted goals are provided as Attachment 5.

The Sylvan Corners project has incorporated the adopted goals into the project. An overview of key goals followed by a summary of how the project is meeting those goals is listed below:

Goal Category	Goal	Analysis
Land Use	<ul style="list-style-type: none">Consider the property’s adjacency to the school and cemetery	The applicant/school district are working together to incorporate the natural setting of the detention basin into a learning environment for the students (signage, programming, etc.).

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		<p>The site will provide improved access to the school allowing students within the development or adjacent to the development a more comfortable walking path to access the school. The school will control the open/closing of the gate.</p> <p>The project includes solid wood fencing for homes adjacent to the school site and ensure fencing is maintained in a safe condition.</p>
	<ul style="list-style-type: none"> Housing may consist with for-sale units designed for specific needs such as work-force housing, teacher housing or similar product type 	<p>The housing units will range in size from 1,669 SF to 3,060 SF providing options for varying family sizes and price points.</p> <p>15 percent (14 homes) will be deed restricted for lower income households for a minimum of 45 years.</p>
Design Goals	<ul style="list-style-type: none"> Activate the area by fronting all building, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage. 	<p>The project's design includes homes forward facing along Auburn Boulevard, Sylvan Plaza, and the detention basin, providing views into the development (not view of soundwalls and rooftops).</p> <p>Homes along the Auburn Boulevard frontage will face the street and have a setback of more than 22 feet from curb face to front porch. An existing landscape strip between the street and the sidewalk will remain in place and provide additional separation from the street to the new homes.</p> <p>Theme fencing will run along the sidewalk on Auburn Boulevard along the front yards providing a separation from the public sidewalk to the private property. The homes adjacent the Plaza and the detention basin will also face outward, providing resident with park like views into those spaces. Fencing will also be used to provide a defined space between the public realm and the private space.</p>
	<ul style="list-style-type: none"> Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining 	<p>The project's design includes a number of internally connected pedestrian pathways including a walking path to/around the detention basin and a gate to allow access to</p>

	school.	the Plaza. The project also includes a pedestrian gate to allow students to access the school without having to walk out to Auburn Boulevard
	<ul style="list-style-type: none"> • Provide well-designed parking areas that are screened from Auburn Boulevard and Sylvan Plaza 	The site layout includes homes facing Auburn Boulevard and the Plaza but all garages/driveways for these homes are from the rear of the unit (alley) and are not visible from the ROW.
	<ul style="list-style-type: none"> • Incorporate Sylvan Plaza into the design 	The design will include a pedestrian connection from the development to the plaza. Enhanced landscaping and careful design of the detention basin have been incorporated to integrate with the existing Sylvan Plaza.

Based upon the analysis above, the project is adhering to the adopted goals into the project.

As proposed and conditioned, staff believes the required findings can be made to approve the Design Review Permit for this project. The Planning Commission recommends approval of the Design Review Permit subject to the Findings and Conditions of Approval provided as Exhibit B to Attachment 2.

Tree Permit

Chapter 106.39 of the Zoning Code contains the City's Tree Preservation and Protection measures. The purpose of this section is to preserve and protect the City's remaining native Oak trees, mature trees and others as identified in the Zoning Code.

The site has 44 on-site trees including a mix of palm trees, varieties of oak and elm, and cedar trees. Of those 44 trees, 30 trees are proposed for removal and 19 of those are considered protected by the City's Tree Preservation and Protection Ordinance and will require mitigation (approximately 427 inches).

Mitigation for the loss of protected trees is determined based on the diameter at breast height (DBH) of each tree. Mitigation for the loss of protected trees can occur in the following ways:

1. Replanting of trees (inch for inch basis)
2. Payment into the City's in-lieu mitigation fund
3. Combination of these options

The development was designed to retain a number of protected oak trees within the open space lots and the passive recreation area. Additionally, a number of new trees will be planted throughout the project area including the open space lots, within the detention basin as well as in the front yards of the proposed homes. After receipt of the final landscape plan, any net loss of

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trees (inches) will require mitigation either through tree planting elsewhere in the City and/or contribute to the City's in-lieu tree mitigation fund.

Based on the analysis above, staff recommends approval of the Tree Permit subject to the Conditions of Approval.

Environmental Review

An Initial Study was prepared to identify and assess the anticipated environmental impacts of the Sylvan Corners Subdivision to satisfy the California Environmental Quality Act (CEQA). CEQA requires that all state and local government agencies consider the environmental consequences before approving those Projects. The Initial Study determined the Project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect and a Mitigated Negative Declaration (MND) was prepared. In accordance with CEQA, the Initial Study/Mitigated Negative Declaration circulated for a 30-day public review and comment period (July 28 – August 28).

During the public review period, comments were received from CA Department of Toxic Substance Control (DTSC), CA Highway Patrol (CHP), CA Department of Fish and Wildlife (CDFW), and Central Valley Regional Water Quality Control Board (CVRWQCB). Response to their comment is included in the Administrative Final MND provided as Exhibit A to Attachment 1.

Impact and Mitigation Measures. The MND analyzed impacts and, where appropriate, recommended mitigation measures in the following areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Noise
- Traffic and Transportation
- Tribal Cultural Resources

The MND includes the mitigation measures summarized below to ensure that all impacts are mitigated to a less than significant level:

- Implement basic and enhanced construction emission control practices to reduce fugitive dust
- Conduct a pre-construction surveys for nesting raptors and birds
- Conduct a pre-construction for roosting pallid bats
- Tree removals and mitigation shall be in compliance with the Tree Preservation and Protection Ordinance

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- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt. Cessation of all work should occur if tribal cultural resources are discovered during construction.
- If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated.
- Implement Best Management Practices for Air Quality
- Air conditioning shall be installed
- Auburn Boulevard/Sylvan intersection shall be modified for the additional pedestrian activity
- Monitoring of the potential for illegal southbound U-turns on Auburn Boulevard
- If subsurface deposits are encountered which represent a Native American or potentially Native American resource that does not include human remains, all work shall cease

Transportation Impact Study. Although SB 743 eliminated roadway vehicular Level of Service (LOS) as a CEQA topic, a Transportation Impact Study (TIS) was prepared to evaluate project consistency with the General Plan, Vehicle Miles Traveled (VMT), and traffic safety consistent with the City's TIS Guidelines. The TIS is provided as Attachment 6. The TIS evaluated the Auburn Boulevard/Sylvan Road intersection and found the intersection currently operates at LOS C (34 seconds of delay per vehicle) during the AM peak hour and LOS D (43 seconds of delay per vehicle) during the PM peak hour. According to the TIS, the proposed project would cause only modest increases in delay during the AM peak hour and no changes in delay during the PM peak hour as shown in the table below:

Intersection Operations³

		Existing Conditions		Existing Plus Project Conditions	
Intersection	Control	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Sylvan Rd/Auburn Boulevard/Old Auburn Rd	Signal	C/34	D/43	D/37	D/43

The TIS analyzed AM/PM peak hour trips at the southbound Auburn Boulevard approach to the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection and found that the project will have a 4% increase in AM peak hour traffic and 2% increase in PM peak hour traffic over existing volumes. Results also showed almost no changes in vehicle queuing on this southbound approach. Project trips would not cause the queue to exceed the available storage. Hence, no changes in turn lane storage are required to accommodate project trips.

³ General Plan Policy 29.2 requires a minimum LOS of E or better conditions during peak hours. The project will result in LOS D, consistent with this requirement. Further, exemptions are allowed for certain roadways, including Old Auburn Road and Auburn Boulevard.

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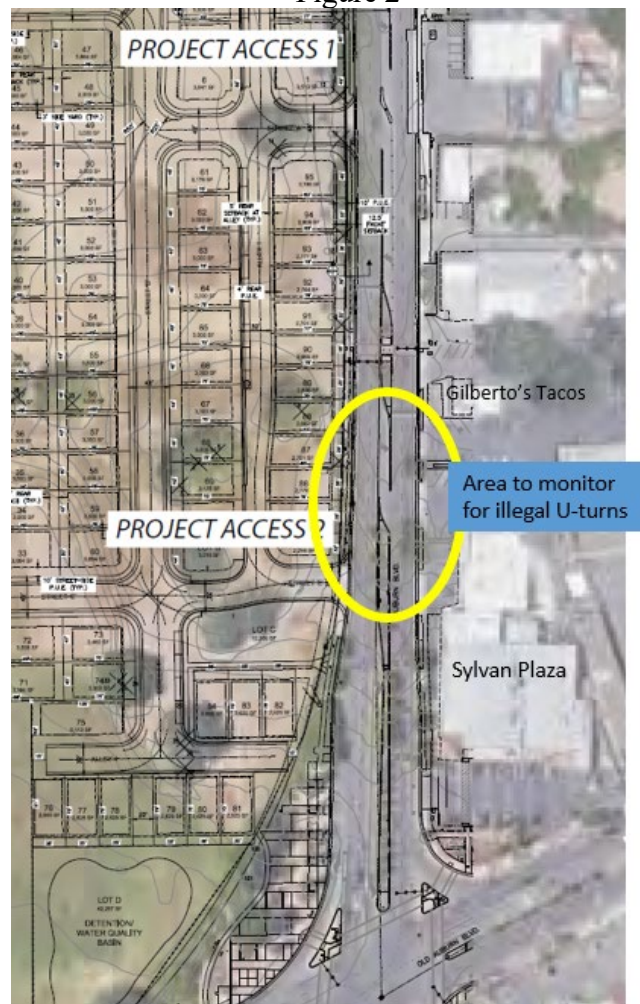
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The TIS identified the project would increase levels of queuing on Auburn Boulevard and additional pedestrian activity by the project residents. The following improvements have been included as a condition of approval:

- Modify signal phasing to operate the eastbound and westbound approaches with lead/lag protected left-turn phasing (versus current split phasing).
- Signalize the channelized southbound, eastbound, and westbound right-turn lanes, providing push-button pedestrian detection in each crosswalk.
- Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility.

The TIS also identified that some project trips desiring to travel northbound on Auburn Boulevard may choose to perform an illegal U-turn at the southbound left-turn lane serving the Sylvan Corners Plaza (See Figure 2 below). To alleviate this concern, the project has been conditioned that the project shall be monitored for this unlawful turn movement, and if warranted, the posting of additional signage to discourage the behavior may be required (COA #12).

Figure 2



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Vehicle Miles Traveled (VMT) Analysis

In response to SB743, the City adopted the SB743 Implementation Guidelines (Guidelines) in 2021. The Guidelines identify thresholds of significance pertaining to VMT that are applied when analyzing the transportation impacts of land use projects that are subject to CEQA. Consistent with the California Office of Planning and Research Technical Advisory, the City adopted a VMT threshold of 15 percent below existing development. As discussed in the TIS, the site was evaluated and determined the site is located in a low VMT area, therefore the project VMT impact can be deemed to be less than significant, consistent with the Guidelines.

Noise. A noise analysis was conducted as part of the environmental review. The nearest existing sensitive noise receptors to the Project Site are residences directly adjacent to the northwest corner of the Project Site (Fairytale Street/Tartanilla Circle) the school which is located directly adjacent to the Project Area. These sensitive receptors may be impacted by construction noise. However, the noise analysis determined construction noise would fall within the acceptable range provided construction occurs within the allowed hours (COA #6).

Noise measurements identified that once developed, the project will provide an acceptable ambient noise level for the residents of the project. However, residents of certain lots (adjacent/near Auburn Boulevard) may experience an interior noise level not considered acceptable due to noise associated with traffic (existing plus project). The noise level for the lots of concern is alleviated through conventional construction practices and the ability for homeowners to close doors/windows and operate air conditioning units (Mitigation Measure NOI-1).

Other Environmental Conditions. During a Phase II environmental assessment, 59 soil samples were taken from the site to test for potential presence of heavy metals, leadbased paint, PCBs, and/or termite pesticides. Five locations were found to exceed human health screenings levels. A Remediation Plan was prepared and following the execution of the Remediation Plan, additional soil sampling was completed and screening levels were reduced to appropriate levels and the Remediation Plan was considered complete. More details on the soil sampling and testing can be found in the MND page 4-112.

When the school was demolished, transite pipe (an asbestos-cement pipe) was found and removed from the site. However, remnants of the pipe were found in some test pits conducted in preparation of a Geotechnical Engineering Report. The amount of remaining transite pipe is not fully quantifiable until the site is excavated for placement of engineered fill. The developer will be required to sift the soil during excavation to ensure all remnants of the transite pipe is removed in accordance with regulations. More information on the transite pipe can be found in the MND page 4-113.

Mitigation Monitoring. CEQA requires that mitigation measures must be incorporated into a Mitigation Monitoring Program. The purpose of the Mitigation Monitoring Program is to ensure compliance with the mitigation measures during implementation of the project. The Mitigation

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Monitoring Program for the project is included as part of the MND (Exhibit A to Attachment 1). The attached Resolution incorporates adoption of the Mitigation Monitoring Program.

Public Outreach/Comments

Public outreach by both the City and the applicant has been robust throughout the process. Early on, prior to selecting Woodside's proposal, the City notified adjacent property owners/residents of the City's intent to sell the property and its potential for future development. No comments were received from residents following this notification.

In November 2022, Woodside Homes submitted their development application package. Soon thereafter, Planning staff initiated their standard procedures of posting the site with signage and updating the website to provide the public information on the proposal.

The applicant has hosted two community meetings. The first meeting on January 9, 2023, provided an overview of the project and provided opportunity for the applicant to receive community feedback early on in the process. Meeting invitations were mailed to owners of adjoining properties as well as the Rusch Park Neighborhood Association (NA 2) and Sunrise Ranch Association (NA 6). Comments shared by attendees were related to traffic and the project's impact to congestion and safety. At the time of this meeting, the traffic analysis was still in process. In July when the traffic analysis was completed, attendees were notified and provided a link to the report.

The applicant hosted a second community meeting on August 22, 2023. At this second meeting, the applicant shared the updated project plans and designs along with a thorough explanation of the site's amenities including the open space lots, passive recreation space and design feature of the detention basin. In addition, the presentation included an overview of the project's enhancements to improve vehicular and pedestrian safety. A recap of both community meetings is provided as Attachment M.

Meeting notices for tonight's hearing were sent to community meeting attendees, all property owners within 500 feet of the project as well as a notice was published in the Sacramento Bee and the Citrus Heights Messenger.

Planning Commission Meeting September 13, 2023

The Planning Commission considered this project on September 13, 2023. The following is a summary of the discussion:

- Construction methods used to reduce noise for the homes facing Auburn Boulevard. Standard construction materials and techniques will ensure the interior spaces adhere to the General Plan Noise thresholds;
- Solar panels will be provided on each home;
- Estimated HOA fees and its impact to the affordable housing units;
- Water quality/water detention role and requirements of the detention basin;
- Confirmation that the 14 affordable units within the development will be spread throughout the site and not clustered or discernable from other units;

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- Passive recreation space and its amenities;
- Pedestrian connections throughout the development, to Sylvan Corners Plaza and the school;
- Outdoor courtyard space at each of the alley-loaded units;
- Two points access required by fire;
- Policy 4.5 and how the project benefits the community;
- Development is not gated and community;
- Concern that the proposed development is isolated from the other residential areas within the community;
- Concern that if the project was commercial instead, there could be impact to the existing commercial businesses;
- Benefit to existing businesses with introduction of new patrons to support the businesses;
- Development activates the existing community and civic spaces; and
- Questions related to other SPAs in the City for residential developments.

During the public portion of the hearing, the only person who spoke was the applicant's representative.

Following the discussion, the Commission took action and recommended approval of the project on a 4-1 vote (2 commissioners were absent).

Affordable Housing Agreement

As discussed earlier, the property is considered surplus and will be sold in compliance with the Surplus Lands Act (SLA) of Government Code (Sections 54220 through 54233), which requires surplus land include an affordability covenant if the land is developed with housing. In the case of this property, the developer is required to enter into an Affordable Housing Agreement (AHA) and is required to set aside 15% of the units (14) as affordable units. These units are required to be sold to lower income qualified buyers (estimated income of \$85,000 for a family of four).

Affordable Agreement with Developer. In July 2023, the City Council adopted the Affordable Housing Guidelines to assist with all aspects of housing units sold as a qualifying affordable unit. The Guidelines and the Surplus Land Act provide the basis for the required Affordable Housing Agreement (AHA) with both the developer and buyers. The resolution provided will authorize the City Manager to execute the AHA with Woodside Homes. The AHA defines Woodside's participation in the program and their role in providing the affordable units to the initial buyers. Some key points of the AHA include:

- Developer will provide 14 below market rate units to be sold to qualified lower income families meeting the requirements of the Surplus Lands Act and CA State Department of Housing and Community Development (HCD).
- The Below Market Rate (BMR) Units shall be similar in size, quality, building materials, and architecture to market rate units
- The BMRs shall generally be dispersed throughout the subdivision and shall not be clustered in one location.

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- The maximum number of four (4) alley loaded and two (2) two-story homes shall be reserved for BMR units.
- The developer will compensate the City for its role in the initial sales process and long-term oversight of the units (45 years) through a one-time payment of 3% of the unit's sale price.

Affordable Agreement with Buyer. The buyer of the BMR unit also enters into an Agreement with the City outlining the buyers role and responsibilities of owning a BMR unit. Some key points for the buyer include:

- The home is restricted for resale to program eligible buyers at the restricted resale price for the term of the Owner's Agreement;
- The Owner must annually certify primary occupancy of the home;
- The Owner must maintain the property – including, but not limited to maintaining all structures and landscaping;
- The Owner must maintain insurance requirements; and the City must be named as additional loss payee on the policy;
- The Owner must give notice to the City prior to the resale of the residence to an Income Eligible Household;
- The City must approve Owner's Request to Refinance - homes are heavily restricted from re-financing to access equity; and
- The Owner grants the City an Option to Purchase the Property upon resale or default

The affordable component of the development would be the City's first affordable home-ownership opportunity since prior to the City's incorporation. The 14 BMR units will be offered to qualified buyers as outlined in the Affordable Housing Guidelines adopted by the City Council in July 2023. The offering of BMR units provide a pathway to home ownership for families who do not have the income level necessary to purchase a market rate home.

Many of the City's General Plan Goals include a framework towards increasing home ownership, especially for those who currently reside within the City. One key goal in the General Plan is Goal 28, which supports policies and actions to provide housing opportunities for all segments of the community. The BMR component of the development will support that goal in the fact that 14 units will be sold to lower income-qualified buyers. Goal 28 also provides Policy 28.5 that encourages the development of a variety of housing types so residents will be encouraged to stay in Citrus Heights. The project supports this policy by following the adopted Affordable Housing Guidelines.

Typically, when BMR units become available, there is overwhelming interest in the units. The Guidelines include an application ranking process which gives first priority to those who live and work in Citrus Heights, second priority to those who live or work in Citrus Heights followed by all other interested buyers. With this being the City's first opportunity for income-restricted buyers to purchase a home in Citrus Heights, the program is expected to very successful.

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Attachments

Attachments:

[Video Link to Planning Commission Meeting September 13, 2023](#)

[Document Link to Planning Commission Packet for Meeting of September 13, 2023](#)

1. Resolution Adopting Mitigated Negative Declaration
 - A. Final Mitigated Negative Declaration/Mitigation Monitoring Program (Admin Draft)
 - Attachment D. Draft Mitigated Negative Declaration
 2. Resolution Approving Project
 - A. General Plan Land Use Amendment
 - B. Conditions of Approval
 3. Ordinance
 - A. Rezone Map
 4. Resolution Authorizing the City Manager to Execute the Affordable Housing Agreement
 5. Offering Memorandum
 6. City Council Adopted Planning Goals
 7. Transportation Impact Study
-
- A. Project Description
 - B. Sylvan SPA Development Standards
 - C. Illustrative Plan
 - D. Site Plan
 - E. Tentative Map
 - F. Preliminary Grading
 - G. Utility Plan
 - H. Tree Exhibit/Tree Table
 - I. Parking Plan
 - J. Photo Exhibit
 - K. Landscape Concept Plan
 - L. Home Owners Association Memo
 - M. Community Outreach Summaries
 - N. Color and Materials
 - O. Elevations

RESOLUTION NO. 2023 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE SYLVAN CORNERS PROJECT LOCATED AT 7137 AUBURN BOULEVARD

WHEREAS, Woodside Homes submitted an application for approval of:

1. A General Plan Amendment to modify the land use designation from Public to Medium Density Residential as shown in Exhibit A;
2. A Tentative Subdivision Map for the division of the property to accommodate 94 lots for homes and 6 open space lots;
3. A Design Review Permit for the construction of a 94 lot subdivision and open space areas featuring a passive recreation area and a detention basin with connections to the adjacent school and Sylvan Plaza; and
4. A Tree Permit for the removal of certain trees and encroachment within the dripline of other trees.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023, and the City Council held a public hearing on October 12, 2023, wherein public testimony was taken and based upon the Initial Study and comments received, potential impacts could be avoided or reduced to a level of insignificance by mitigation measures.

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby finds as follows:

Findings for a Mitigated Declaration:

1. *An Initial Study was prepared for 7137 Auburn Boulevard Sylvan Corners Subdivision Project and proper notice provided in accordance with CEQA and local guidelines.*
2. *That based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports a fair argument that the project, as conditioned and mitigated, would have a significant effect on the environment.*

3. *That the project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively and is not exempt from Fish and Game filing fees.*
4. *That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.*
5. *That the Planning Commission and City Council reviewed the Initial Study and considered public comments before making a recommendation on the project,*
6. *That a Mitigation Monitoring Program has been prepared to ensure compliance with the adopted mitigation measures, which Mitigation Monitoring Program was considered by the Citrus Heights City Council and which Mitigation Monitoring Program is made a part of this resolution.*
7. *That the Mitigated Negative Declaration prepared concerning Sylvan Corners Subdivision project reflects the independent judgment and analysis of the City Council of the City of Citrus Heights.*
8. *The City Council adopts as "final" the Sylvan Corners Subdivision project Mitigated Negative Declaration comprised of: the Mitigated Negative Declaration and the Mitigation Monitoring Plan (attached as Exhibit A).*
9. *That the record of proceedings of the decision on the project is available for public review at the City of Citrus Heights Community Development Department, 6360 Fountain Square Drive, Citrus Heights, California.*

BE IT FURTHER RESOLVED that the Citrus Heights City Council in reference to the potential impacts identified in the Initial Study, hereby adopts the Mitigated Negative Declaration prepared for the Sylvan Corners Subdivision project including the mitigation measures (contained within the attached Mitigated Negative Declaration and Mitigation Monitoring Program) and included in this resolution by reference.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 12th day of October 2023, by the following roll call vote:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

Attachment:

Exhibit A - Final Mitigated Negative Declaration w/Mitigation Monitoring Program

Sylvan Corners Subdivision
Sacramento County, California

ADMINISTRATIVE FINAL MITIGATED NEGATIVE DECLARATION

State Clearinghouse Number

2023070611

September 2023

Lead Agency:



City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Prepared by:



2525 Warren Drive
Rocklin, CA 95677

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Sylvan Corners Subdivision

ADMINISTRATIVE Final Mitigated Negative Declaration

State Clearinghouse Number 2023070611

September 2023

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Sylvan Corners Subdivision
Final Mitigated Negative Declaration

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LIST OF ATTACHMENTS

Attachment A – Notice of Intent

Attachment B – Proof of Publication

Attachment C – Notice of Determination and CDFW Filing Fee Receipt

Attachment D – Draft Initial Study and Mitigated Negative Declaration for the Sylvan Corners Subdivision

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FINAL MITIGATED NEGATIVE DECLARATION

Project Title:

Sylvan Corners Subdivision

Lead Agency:

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Project Location:

The Project site is located at 7137 Auburn Boulevard in the City of Citrus Heights and is assigned assessor's parcel number (APN) 211-0020-025 in Sacramento County. The 11.32-acre vacant parcel is located on the northwest corner of the intersection of Auburn Boulevard and Sylvan Road.

Project Description:

Woodside Homes proposes the Sylvan Corners Subdivision Project, a 94-unit single-family residential subdivision at 7137 Auburn Boulevard in the City of Citrus Heights. The Project will require the approval of a General Plan Amendment, rezone to a Special Planning Area, Tentative Subdivision Map, Design Review Permit, and Tree Removal Permit. The Project would include 80 market-rate units and 14 affordable rate units (at a density of 8.35 dwelling units/net acre). Pursuant to Government Code section 54222.5 of the Surplus Lands Act, the Project is required to provide 15 percent of the units at an affordable rate.

Finding:

Based on the information contained in the attached Initial Study, the City of Citrus Heights finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Proposed Project.

Public Review Period:

July 28, 2023 – August 28, 2023

Mitigation Measures Incorporated into the Project to Avoid Significant Effects***Air Quality*****AQ-1: Implement SMAQMD Basic and Enhanced Construction Emission Control Practices to Reduce Fugitive Dust**

The implementing agency will require the construction contractor(s) to implement basic and enhanced control measures to reduce construction-related fugitive dust as a standard or specification of their contract. The following measures are required for the entirety of the construction area. The implementing agency will ensure, through contract provisions and specifications, that the contractor adheres to the

mitigation measures before and during construction and documents compliance with the adopted mitigation measures.

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1].
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

Biological Resources

BIO-1: Nesting Birds and Raptors

- Retain a qualified biologist to conduct a preconstruction nesting raptor and bird survey of all suitable habitat on the Project site within 5 days of the commencement of construction or tree removal during the nesting season (generally February 1 through August 31). Surveys should be conducted in accessible areas within a minimum 500-foot radius around the Project site for nesting raptors and birds.
- If active nests are not found during the preconstruction survey, the biologist shall document the findings in a letter report for CDFW and the lead agency, and no further mitigation shall be required.
- If active nests are found, a no-disturbance buffer shall be established around the nest. The buffer distances shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree,

to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

- If an active nest is discovered outside of the typical nesting season, it shall be avoided using the same avoidance measures that would be applied during the typical nesting season.
- If it is determined that construction will not affect an active nest or disrupt breeding behavior onsite, construction may proceed without any restriction or mitigation measure.

BIO-2: Roosting Pallid Bats

- A bat roost survey shall be conducted by a qualified wildlife biologist within 14 days before any ground disturbance. Specific survey methodologies may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., SonoBat, Anabat). If no active roost sites are present within the Project Area, no further actions under this measure are required.
- If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the tree is removed. The biologist shall consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed that all bats have left the roost, crews will be allowed to continue work in the area.

BIO-3: Protected Trees

- The Project proponent shall ensure appropriate tree removal or work permits have been obtained in accordance with Chapter 106.39 Tree Preservation and Protection of the Citrus Heights Municipal Code and that compensatory mitigation has been provided, as necessary, for Native Oak Trees and other Protected Trees within the Study Area that will be directly impacted (removed) or indirectly impacted (construction activities within the tree's dripline) by the Project.
- Prior to any mobilization or grading on the site, the Project proponent shall prepare and implement a Tree Replacement Plan in accordance with Chapter 106.39 Tree Preservation and Protection of the Citrus Heights Municipal Code for Native Oak Trees and other Protected Trees in the Study Area that will be directly impacted (removed).

Cultural Resources**CUL-1: Unanticipated Discoveries**

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agency. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, the professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: Discovery of Unknown Paleontological Resources

If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow fencing until the City is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples shall be collected and processed to determine additional fossil potential on the Project site. If the City resumes work in a location where paleontological remains have been discovered and cleared, the City shall have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological

resources are in the area. Any fossil materials uncovered during mitigation activities shall be deposited in an accredited and permanent scientific institution, such as the UCMP Berkeley, for the benefit of current and future generations.

Greenhouse Gas Emissions

GHG-1: Implement SMAQMD Tier 1 Best Management Practices

The implementing agency shall require the Project to implement Sacramento Metropolitan Air Quality Management District Tier 1 Best Management Practices:

- BMP 1 - Projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 - Projects shall meet the current CalGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready.

Noise

NOI-1: Land Use Compatibility

The Project applicant shall install air conditioning in all residences constructed on Lots 1 – 5, 82, and 85 – 94, at a minimum, to allow occupants to close doors and windows as desired for additional acoustical isolation. The City shall ensure that building plans include the required air conditioning equipment prior to issuance of building permits.

Traffic and Transportation

TRANS-1: Auburn Boulevard/Sylvan Road Intersection

To address increased levels of queuing on Auburn Boulevard and additional pedestrian activity by Project residents, the Project applicant shall modify the intersection as follows:

- Modify signal phasing to operate the eastbound and westbound approaches with lead/lag protected left-turn phasing (versus current split phasing).
- Signalize the channelized southbound, eastbound, and westbound right-turn lanes, providing pushbutton pedestrian detection in each crosswalk.
- Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility.

The improvements would directly benefit the Project by virtue of shorter queues on southbound Auburn Boulevard (i.e., fewer blockages of north project access) and improved conditions for Project residents walking/biking in the area.

TRANS-2: Illegal Southbound U-Turns on Auburn Boulevard

To address Project trips desiring to travel northbound on Auburn Boulevard that may choose to perform an illegal U-turn at the southbound left-turn lane serving the Sylvan Corners Plaza, the City shall:

- Monitor (either through counts or complaints filed with the City) this turn lane for unlawful movements, and if warranted, increase enforcement and/or post additional signage to discourage those behaviors.

Tribal Cultural Resources**TCR-1: Unanticipated Discoveries**

If subsurface deposits are encountered which represent a Native American or potentially Native American resource that does not include human remains, all work shall cease within 100 feet of the find and the contractor shall immediately contact the City of Citrus Heights and coordinate to contact a member of a culturally affiliated tribe. If the tribal representative determines the find is a TCR, the tribe and the City of Citrus Heights shall consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource or a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction. This Mitigation Measure shall be implemented in conjunction with Mitigation Measure CUL-1.

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1.0 INTRODUCTION

This document is the Final Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the Sylvan Corners Subdivision. It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code [PRC] Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.) as amended. This Final MND and Responses to Comments document supplements and updates the Draft MND (Attachment D) released for public review on July 28, 2023.

The City of Citrus Heights is the Lead Agency for the Proposed Project. On July 28, 2023, the Lead Agency distributed the Draft MND for the Proposed Project to public agencies and the general public for review and comment, as indicated in the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (Attachment A). In accordance with the State CEQA Guidelines, a 30-day review period, which ended on August 28, 2023, was completed. During the public review period, four (4) comment letters and/or emails on the Draft MND were received from interested parties.

This Final MND and Responses to Comments document is organized as follows:

- Section 1.0 provides a discussion of the purpose and structure of the document;
- Section 2.0 contains a summary of the Project Description and a discussion regarding why a recirculation of the Draft MND is not required;
- Section 3.0 includes the comment letters received and responses to these comments;
- Section 4.0 includes corrections and revisions made to the Draft MND in response to comments;
- Section 5.0 includes the Proposed Project's Mitigation Monitoring and Reporting Program (MMRP), prepared pursuant to PRC Section 21081.6; and
- Section 6.0 includes Attachments to the Final MND.

This Final MND document and the Draft MND together constitute the environmental document for the Proposed Project. As a result of comments received on the Draft MND, minor revisions were required to the Draft MND text, however, there were no substantial revisions that would require recirculation of the document. A substantial revision according to Section 15073.5 of the *2023 CEQA Statute Guidelines* shall mean:

- “(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
- (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.”

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2.0 PROJECT OVERVIEW

2.1 Project Location

The Project site is located at 7137 Auburn Boulevard in the City of Citrus Heights and is assigned assessor's parcel number (APN) 211-0020-025 in Sacramento County. The 11.32-acre vacant parcel is located on the northwest corner of the intersection of Auburn Boulevard and Sylvan Road.

2.2 Project Description

Woodside Homes proposes the Sylvan Corners Subdivision Project, a 94-unit single-family residential subdivision at 7137 Auburn Boulevard in the City of Citrus Heights. The Project will require the approval of a General Plan Amendment, rezone to a Special Planning Area, Tentative Subdivision Map, Design Review Permit, and Tree Removal Permit. The Project would include 80 market-rate units and 14 affordable rate units (at a density of 8.35 dwelling units/net acre). Pursuant to Government Code section 54222.5 of the Surplus Lands Act, the Project is required to provide 15 percent of the units at an affordable rate.

2.3 Decision Not to Recirculate Draft MND

Minor changes were made to Mitigation Measure BIO-1 after the completion of the public/agency comment period for the Draft MND. These revisions do not meet the criteria for recirculation of the MND prior to adoption as outlined in Section 15073.5 of the State CEQA Guidelines. According to the Guidelines, "A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has been given pursuant to Section 15072 but prior to its adoption."

The revisions proposed in this Final MND do not meet the criteria for recirculation provided in Section 15073.5 (c) of the CEQA Guidelines. These criteria are provided below, along with an explanation regarding the reasons why the changes to the Project do not require recirculation.

Recirculation in context of the Proposed Project is not required under the following circumstance:

- (1) *Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.*

3.0 COMMENTS AND RESPONSES

3.1 Introduction

This section of the document contains copies of the comment letters received during the 30-day public review period, which began on July 28, 2023, and ended on August 28, 2023. Comments and responses to comments are not required to be included in MNDs, but are included here for informational purposes for the public and decision-makers on the Project.

This section contains the following:

- A list of commenters on the Draft MND which lists public agencies, organizations and individuals who submitted comments during the public comment period; and
- A response to all comments received on the Draft MND, which includes copies of all letters and emails received during the public comment period.

In conformance with Section 15088(a) of the State CEQA Guidelines, the City of Citrus Heights has considered comments on environmental issues from reviewers of the Draft MND and has prepared written responses. A total of one (1) email request and three (3) comment letters were received via email, commenting on the Draft MND. These letters and the responses to the comments contained in the letters are provided in this section.

A list of public agencies, organizations, and individuals that provided comments on the Draft MND is presented below. The letters and the responses to the comments follow this page.

3.2 List of Commenters

Agencies, individuals, and organizations which commented on the Draft MND are listed below.

- California Department of Toxic Substances Control (DTSC)
- California Highway Patrol (CHP)
- California Department of Fish and Wildlife (CDFW)
- Central Valley Regional Water Quality Control Board (CVRWQCB)

3.3 Responses to Comments

The following section includes comments and comment letters on the Draft MND received during the public review period, followed by a written response to each comment. The comments and responses are correlated by code numbers shown in the right margin of each comment letter.

Letter 1. DTSC – Dave Kereazis, received August 5–15, 2023 (email thread – read from bottom).

From: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>
Sent: Tuesday, August 15, 2023 7:11 AM
To: Bermudez, Alison <ABermudez@citrusheights.net>
Cc: 'Alison Bermudez' <alibermudez@me.com>; Purvis, Tamara@DTSC <Tamara.Purvis@dtsc.ca.gov>
Subject: RE: Sylvan Corners Subdivision

Hi Alison-

I am glad as well! Thank you for the document and your patience in this review and for assisting us in the process. I have verified the soil excavation activities and how the levels were mitigated therefore, DTSC does not have any further questions or comments.

Have a great rest of the week and look forward to working with you in the future!

Dave

From: Bermudez, Alison <ABermudez@citrusheights.net>
Sent: Monday, August 14, 2023 6:56 AM
To: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>
Cc: 'Alison Bermudez' <alibermudez@me.com>
Subject: FW: Sylvan Corners Subdivision

Here you go Dave.

Our emails are still not communicating so I am glad I have included my personal email so at least I receive your requests. If you email me and I don't respond, please feel free to give me a call.

Alison Bermudez
 Senior Planner
alibermudez@citrusheights.net
 6360 Fountain Square Dr. | Citrus Heights, CA
 (916) 727-4741 | www.citrusheights.net
 

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From: Alison Bermudez <alibermudez@me.com>
Sent: Saturday, August 12, 2023 5:53 AM
To: Bermudez, Alison <ABermudez@citrusheights.net>
Subject: Fwd: Sylvan Corners Subdivision

Sent from my iPhone

Begin forwarded message:

From: "Kereazis, Dave@DTSC" <Dave.Kereazis@dtsc.ca.gov>
Date: August 10, 2023 at 10:55:07 AM PDT
To: Alison Bermudez <alibermudez@me.com>
Cc: "Purvis, Tamara@DTSC" <Tamara.Purvis@dtsc.ca.gov>
Subject: RE: Sylvan Corners Subdivision

Hi Alison-

I read through the Remediation Plan and it references Appendix K – Removal Action Completion Report as being the final say of the soil excavation findings. Can I obtain a copy of this to complete our review. Sorry about the amount of requests but I started down the rabbit hole and should finish the process, thanks!

Has your work email been fixed yet?



Dave Kereazis
 Associate Environmental Planner
 HWMP-Permitting (CEQA Unit)
 916-255-6446
Dave.Kereazis@dtsc.ca.gov
 Department of Toxic Substances
 Control
 California Environmental Protection
 Agency

From: Bermudez, Alison <ABermudez@citrusheights.net>
Sent: Wednesday, August 9, 2023 7:20 AM
To: 'Alison Bermudez' <alibermudez@me.com>; Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>
Subject: RE: Sylvan Corners Subdivision

Sylvan Corners Subdivision
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Good morning Dave,

Please find attached the Remediation Plan for the Sylvan Corners subdivision as per your request.

NOTE: Please use the "Reply All" if you have any follow-up. My work email is still not receiving your emails but I get them in my personal email box.

Alison Bermudez

Senior Planner

albermudez@citrusheights.net

6360 Fountain Square Dr. | Citrus Heights, CA

(916) 727-4741 | www.citrusheights.net



From: Alison Bermudez <albermudez@me.com>
Sent: Tuesday, August 8, 2023 6:47 PM
To: Bermudez, Alison <ABermudez@citrusheights.net>
Subject: Fwd: Sylvan Corners Subdivision

Sent from my iPhone

Begin forwarded message:

From: "Kereazis, Dave@DTSC" <Dave.Kereazis@dtsc.ca.gov>
Date: August 8, 2023 at 10:19:32 AM PDT
To: "Bermudez, Alison" <ABermudez@citrusheights.net>
Cc: albermudez@me.com, "Purvis, Tamara@DTSC" <Tamara.Purvis@dtsc.ca.gov>
Subject: Sylvan Corners Subdivision

Hi Alison-

Hi Alison-

After reviewing the Phase II ESA, I would like to request the remediation plan (Appendix J) to confirm the findings and completion. DTSC will not be providing comments on your project once the findings of the report are confirmed. Thank you for your patience and response!

Dave

From: Bermudez, Alison <ABermudez@citrusheights.net>
Sent: Saturday, August 5, 2023 9:33 PM

To: Kereazis, Dave@DTSC <Dave.Kereazis@dtsc.ca.gov>

Cc: alibermudez@me.com

Subject: P I & II Request

Hi Dave,

I received your vm for copies of the P I & II reports for the Sylvan Project MND which was posted for public review. I think in your vm you said you tried to email me so I am hoping there is not some techie glitch which is not allowing our emails to communicate. I have cc'd my personal email, can you please reply all and let me know you are receiving these attachments.

If you need anything else, please let me know.

**CITRUS
HEIGHTS**

CALIFORNIA

Alison Bermudez

Senior Planner

alibermudez@citrusheights.net

6360 Fountain Square Dr. | Citrus Heights, CA

(916) 727-4741 | www.citrusheights.net



Letter 1 Responses to Comments***Summary of Letter 1 Correspondence:***

Through a series of phone calls and emails from August 5, 2023, to August 15, 2023, DTSC requested to review the Phase I Environmental Site Assessment (ESA), Phase II ESA, Remediation Plan, and Removal Action Completion Report prepared for the Project site (Appendices H–K of the Draft IS/MND). Alison Bermudez, Senior Planner for the Lead Agency, provided each requested report to DTSC via email. After reviewing each report, DTSC concluded they had no comments on the Draft IS/MND. The City of Citrus Heights appreciates DTSC's prompt review of the Draft IS/MND appendices.

Letter 2. CHP – Darren Greene, received August 21, 2023.

From: Greene, Darren@CHP <DDGreene@chp.ca.gov>
Sent: Monday, August 21, 2023 12:29 PM
To: Bermudez, Alison <ABermudez@citrusheights.net>
Cc: state.clearinghouse@opr.ca.gov
Subject: Sylvan Corners Subdivision - State Clearinghouse #2023070611

Greetings:

The California Highway Patrol (CHP) received an Environmental Impact Review for the Sylvan Corners Subdivision project located at 7137 Auburn Blvd in the City of Citrus Heights (SCH# 2023070611). After review, we have concerns with the potential impact this project could have on traffic congestion.

The North Sacramento CHP office anticipates an increase in traffic, calls for service, and calls for law enforcement assistance within the office's jurisdiction. Traffic and calls for service increases are estimated to impact major thoroughfares such as Interstate 80, Antelope Road, Greenback Lane, and Auburn Blvd. Antelope Road and Greenback Lane are busy feeder routes to Interstate 80. Auburn Blvd is an alternate north/south method of travel for commuters. This project could have a negative impact on our operations due to the increased traffic congestion which could necessitate the need for additional traffic control measures to mitigate the potential increase in crashes and other calls for service from the public.

2-1

Please contact me with any questions.

Darren

Lieutenant Darren Greene
California Highway Patrol
North Sacramento Office
[916.348.2300](tel:916.348.2300) | [5109 Tyler St.](https://www.chp.ca.gov) | [Sacramento 95841](https://www.chp.ca.gov)

Letter 2 Responses to Comments**Response to Comment 2-1:**

This comment summarizes CHP's concern with the project, citing potential increases in traffic congestion, calls for service, and calls for law enforcement assistance. The *Transportation Impact Study* (Appendix M of the Draft IS/MND), which was completed in accordance with the City's *Traffic Impact Study Guidelines*, and Draft IS/MND conclude that the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection would experience modest increases in delay (i.e., two seconds or less) during both the AM and PM peak hours. However, Mitigation Measure TRANS-1 would be implemented to reduce potential impacts from increased levels of queuing on Auburn Boulevard and additional pedestrian activity by Project residents to less than significant. Auburn Boulevard and Greenback Lane are among the City's exempted corridors for level of service (LOS). This was purposefully done given that a considerable amount of the traffic on these streets are through trips, which are outside of the City's control.

The analysis presented in the Draft IS/MND concludes that the throat depth provided at each project access is sufficient to accommodate the expected outbound queues at each intersection. Comment 2-1 further states "increased traffic congestion [could] necessitate the need for additional traffic control measures to mitigate the potential increase in crashes and other calls for service." While a "potential increase in crashes" is not Threshold of Significance under CEQA, Draft IS/MND Section 4.17.6 c) concludes that the project could substantially increase hazards due to design. However, this potentially significant impact would be mitigated to less than significant with incorporation of Mitigation Measure TRANS-2. TRANS-2 requires the City to monitor illegal U-turns at the southbound left-turn lane serving the Sylvan Corners Plaza and to increase enforcement or post additional signage discouraging the behavior if the action is persistent. This measure would not require an increase in CHP's enforcement in the area.

The proposed Project would result in a modest increase in population within the City of Citrus Heights. However, the Project would not increase CHP's total service area, nor would it necessitate the development of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives, as described in Draft IS/MND Section 4.15.3. The City reaffirms its finding of less than significant impacts to transportation and public services through applicable CEQA Thresholds of Significance.

Letter 3. CDFW – Ben Huffer, received August 25, 2023.

From: Huffer, Benjamin@Wildlife <Benjamin.Huffer@Wildlife.ca.gov>
Sent: Friday, August 25, 2023 9:38 AM
To: Bermudez, Alison <ABermudez@citrusheights.net>
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>; Sheya, Tanya@Wildlife <Tanya.Sheya@wildlife.ca.gov>; Wilson, Billie@Wildlife <Billie.Wilson@wildlife.ca.gov>
Subject: Sylvan Corners Subdivision

Dear Alison Bermudez:

The California Department of Fish and Wildlife (CDFW) received the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Sylvan Corners Subdivision Project (Project) in Sacramento County pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines¹.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

3-1

PROJECT DESCRIPTION

Project activities include the development of a 94-unit single-family residential subdivision at 7137 Auburn Boulevard in the City of Citrus Heights. The Project site is assigned APN 211-0020-025 in Sacramento County. The 11.32-acre vacant parcel is located on the northwest corner of the intersection of Auburn Boulevard and Sylvan Road. Site grading could begin as early as October 2023, with infrastructure construction scheduled to begin in March 2024. The land development portion of the project is expected to be completed in September 2024, with completion of the construction of homes to be driven by the market. Initial construction of homes would likely begin in October 2024.

3-2

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the Lead Agency in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

3-3

Comment 1: CDFW recommends MITIGATION BIO-1 (Biological Resources) be reworded as follows to increase the efficacy of the measure.

The preconstruction survey as described in the IS/MND may be insufficient in reducing impacts to a level of less than significant. The measure describes a survey of all suitable habitat on the Project site within 14 days of the commencement of construction or tree removal during the nesting season and that surveys should be conducted in accessible areas within 300 feet of the Project site for nesting raptors and 100 feet of the Project site for nesting birds. To address this, CDFW recommends making the following revisions to Biological Resources Mitigation Measure BIO-1 to more effectively mitigate to a level-of-less than significant:

3-4

"Retain a qualified biologist to conduct a preconstruction nesting raptor and bird survey of all suitable habitat on the Project site within 5 days of the commencement of construction or tree removal during the nesting season (generally February 1 through August 31). The qualified biologist shall survey the area within a minimum 500-foot radius around the project area for nesting raptors and birds."

Please note that Fish and Game Code protections for nesting and migratory birds apply regardless of the time of year, and a few bird species (e.g., Anna's hummingbird (*Calypete anna*), great horned owl (*Bubo virginianus*), etc.) may nest during the winter and fall months. If an active nest is discovered outside of the typical nesting season, it shall be avoided using the same avoidance measures that would be applied during the typical nesting season."

Comment 2: CDFW recommends including bird enhancement and mortality reduction strategies in Project design and implementation.

The proposed Project footprint will ultimately occur near existing open space areas.. These open space areas provide suitable habitat for nesting birds. Placement of buildings adjacent to suitable nesting bird habitat may adversely affect bird populations by introducing sources of common bird mortalities such as reflective windows that birds may collide with. Given declines in segments of the overall bird population and ecological benefits of healthy bird activity, CDFW recommends consideration of bird enhancement and mortality reduction strategies in Project design and implementation. Incorporation of these strategies can reduce anthropogenic effects on birds and promote sustainable development in California.

3-5

Collisions with clear and reflective sheet glass and plastic is also a leading cause in human-related bird mortalities. Many types of windows, sheet glass, and clear plastics are invisible to birds resulting in casualties or injuries from head trauma after an unexpected collision. Birds may collide with

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windows as little as one meter away in an attempt to reach habitat seen through, or reflected in, clear and tinted panes, so even taking small measures to increase visibility of windows to birds can make a substantial difference in minimizing long-term impacts of urban development near natural environments.

CDFW recommends the applicant incorporate bird and wildlife friendly strategies:

- Install screens, window patterns, or new types of glass such as acid-etched, fritted, frosted, ultraviolet patterned, or channel. Additional information can be found at <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/buildings-and-glass.php>.

Incorporation of bird and wildlife strategies not only promotes environmental stewardship but also facilitates compliance with State and federal protections aimed at preserving bird populations.

Comment 3: CDFW recommends including roost replacement mitigation to MITIGATION BIO-2 (Biological Resources)

If the bat roost cannot be avoided, replacement roost structures (bat houses or other structures) shall be designed to accommodate the bat species they are intended for. Replacement roost structures shall be in place for a minimum of one full year prior to implementing the project. The replacement structures should be monitored to document bat use. Ideally, the project would not be implemented unless and until replacement roost structures on site are documented to be acceptable and used by the bat species of interest.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental documents be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during project surveys to the CNDOB. The types of information reported to CNDOB can be found at the following link: <https://wildlife.ca.gov/Data/CNDOB/Plants-and-Animals>. The completed form can be sent electronically to CNDOB at the following email address: CNDOB@wildlife.ca.gov.

CONCLUSION

CDFW appreciates the opportunity to comment and assist the Lead Agency in identifying and mitigating project impacts on biological resources.
Please contact me at (916) 216-6253 or benjamin.huffer@wildlife.ca.gov if you have any questions.

Ben Huffer
Environmental Scientist
(916) 216-6253
1701 Nimbus Rd.
Rancho Cordova, CA 95670



Letter 3 Responses to Comments**Response to Comment 3-1:**

This comment summarizes CDFW's role as a Trustee Agency under CEQA.

Response to Comment 3-2:

This comment summarizes the Project Description.

Response to Comment 3-3:

This comment introduces CDFW's comments and recommendations.

Response to Comment 3-4:

This comment provides recommended changes to Mitigation Measure BIO-1. The City appreciates CDFW's recommendations and has implemented them below.

BIO-1: Nesting Birds and Raptors

- Retain a qualified biologist to conduct a preconstruction nesting raptor and bird survey of all suitable habitat on the Project site within ~~44~~ 5 days of the commencement of construction or tree removal during the nesting season (generally February 1 through August 31). Surveys should be conducted in accessible areas within ~~300 feet~~ a minimum 500-foot radius of around the Project site for nesting raptors and ~~100 feet of the Project site for nesting birds~~.
- If active nests are not found during the preconstruction survey, the biologist shall document the findings in a letter report for CDFW and the lead agency, and no further mitigation shall be required.
- If active nests are found, a no-disturbance buffer shall be established around the nest. The buffer distances shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.
- If an active nest is discovered outside of the typical nesting season, it shall be avoided using the same avoidance measures that would be applied during the typical nesting season.
- If it is determined that construction will not affect an active nest or disrupt breeding behavior onsite, construction may proceed without any restriction or mitigation measure.

Response to Comment 3-5:

Comment noted and provided for consideration by the Lead Agency.

Response to Comment 3-6:

This comment provides recommended changes to Mitigation Measure BIO-2. CDFW recommends that if bat roosts cannot be avoided, replacement roost structures should be designed and kept “in place for a minimum of one full year prior to implementing the project.” CDFW’s recommendation is not feasible given the nature of the Project. The Project is located on the corner of a busy intersection in an urban setting. The Project proposes full development of the site for residential use and will be subject to a high level of disturbance post-construction. As written, Mitigation Measure BIO-2 recommends that if it is determined that an active roost site cannot be avoided and will be affected, the biologist shall consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Consulting with CDFW on appropriate bat measures will provide an opportunity for contextually appropriate measures to be developed between the lead agency, the qualified biologist, and CDFW.

Response to Comment 3-7:

Comment noted and provided for consideration by the Lead Agency.

Letter 4. CVRWQCB – Peter Minkel, received August 28, 2023.



Central Valley Regional Water Quality Control Board

28 August 2023

Alison Bermudez
City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621
abermudez@citrusheights.net

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, SYLVAN CORNERS SUBDIVISION PROJECT, SCH#2023070611, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 28 July 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Sylvan Corners Subdivision Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

4-1

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

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Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

4-1

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

4-2

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

4-3

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Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

4-4

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

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Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

4-6

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

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Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will

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require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

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https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

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If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel

Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Letter 4 Responses to Comments**Response to Comment 4-1:**

Comment noted and provided for consideration by the Lead Agency.

Response to Comment 4-2:

This comment cites the RWQCB Antidegradation Policy and recommends the environmental document evaluate potential impacts to both surface and groundwater quality. Potential impacts to both surface water and groundwater quality are addressed in Draft IS/MND Section 4.10.3. All potential impacts to surface and groundwater quality were found to be less than significant with implementation of a Stormwater Pollution Prevention Plan (SWPPP) and compliance with National Pollutant Discharge Elimination System (NPDES) regulations.

Response to Comment 4-3:

See response to Comment 4-2.

Response to Comment 4-4:

Comment noted and provided for consideration by the Lead Agency.

Response to Comment 4-5:

The project will not involve the discharge of dredged or fill material in navigable waters or wetlands.

Response to Comment 4-6:

A Water Quality Certification will not be required for the Project.

Response to Comment 4-7:

There are no non-jurisdictional waters of the State on the Project site.

Response to Comment 4-8:

The Proposed Project will not require groundwater dewatering.

Response to Comment 4-9:

See comment 4-8.

Response to Comment 4-10:

Comment noted and provided for consideration by the Lead Agency.

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4.0 REVISIONS TO THE DRAFT MITIGATED NEGATIVE DECLARATION

Minor revisions have been made to the Draft MND text in response to comments received. These revisions include minor clarifying changes to Mitigation Measure BIO-1.

No new avoidable significant effects or new mitigation measures were introduced during the public circulation period that would constitute substantial revisions requiring recirculation of the document. According to Section 15073.5 of the CEQA Guidelines, a substantial revision shall mean:

- (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
- (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required."

The revisions are provided below. Changes in text are identified by ~~strikeout~~ where text is removed and by underline where text is added.

4.1 Mitigation Measure BIO-1

The following text in Mitigation Measure BIO-1 was revised based on CDFW Comment 3-4. Mitigation Measure BIO-1 appears on page 1-2 of the Draft Mitigated Negative Declaration and pages 4-73 and 4-74 of the Draft Initial Study.

BIO-1: Nesting Birds and Raptors

- Retain a qualified biologist to conduct a preconstruction nesting raptor and bird survey of all suitable habitat on the Project site within ~~14~~ 5 days of the commencement of construction or tree removal during the nesting season (generally February 1 through August 31). Surveys should be conducted in accessible areas within ~~300 feet~~ a minimum 500-foot radius of around the Project site for nesting raptors and ~~100 feet of the Project site for nesting birds.~~
- If active nests are not found during the preconstruction survey, the biologist shall document the findings in a letter report for CDFW and the lead agency, and no further mitigation shall be required.
- If active nests are found, a no-disturbance buffer shall be established around the nest. The buffer distances shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.
- If an active nest is discovered outside of the typical nesting season, it shall be avoided using the same avoidance measures that would be applied during the typical nesting season.
- If it is determined that construction will not affect an active nest or disrupt breeding behavior onsite, construction may proceed without any restriction or mitigation measure.

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 Introduction

In accordance with CEQA, an MND that identifies adverse impacts related to the construction activity for the Project was prepared. The MND identifies mitigation measures that would reduce or eliminate these impacts.

Section 21081.6 of the PRC and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the Project because the MND identified potentially significant adverse impacts related to construction and operation of the Project, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Project.

5.2 Purpose of the Mitigation Monitoring and Reporting Program

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Project, as required. The MMRP may be modified by the City of Citrus Heights during Project implementation, as necessary, in response to changing conditions or other Project refinements. The MMRP identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the MND.

5.3 Roles and Responsibilities

The City of Citrus Heights and the Project construction contractor are responsible for oversight of compliance of the mitigation measures in the MMRP.

5.4 Mitigation Monitoring and Reporting Program

The column categories identified in the MMRP are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Oversight Responsibility** – This column provides the entities responsible for complying with the requirements of the mitigation measure, agencies responsible for oversight of the mitigation implementation, and any outside agencies with which the City of Citrus Heights may coordinate for implementation of the mitigation measure.
- **Monitoring Timing or Schedule** – This column lists the timing of each activity, and the frequency/schedule of monitoring for each activity.

- **Actions/Coordination/Reports** – This column summarizes the mitigation activities and reports/deliverables that must be prepared to implement and comply with the required mitigation measure. These actions/reports are described in more detail in the mitigation measure text.

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
Air Quality			
<p>AQ-1: Implement SMAQMD Basic and Enhanced Construction Emission Control Practices to Reduce Fugitive Dust</p> <p>The implementing agency will require the construction contractor(s) to implement basic and enhanced control measures to reduce construction-related fugitive dust as a standard or specification of their contract. The following measures are required for the entirety of the construction area. The implementing agency will ensure, through contract provisions and specifications, that the contractor adheres to the mitigation measures before and during construction and documents compliance with the adopted mitigation measures.</p> <ul style="list-style-type: none"> ■ Control of fugitive dust is required by District Rule 403 and enforced by District staff. ■ Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ■ Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. 	Project Contractor and City of Citrus Heights	During Project construction	

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
<ul style="list-style-type: none"> ■ Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ■ Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). ■ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. ■ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. ■ Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. ■ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 			

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
Biological Resources			
BIO-1: Nesting Birds and Raptors <ul style="list-style-type: none"> ■ Retain a qualified biologist to conduct a preconstruction nesting raptor and bird survey of all suitable habitat on the Project site within 5 days of the commencement of construction or tree removal during the nesting season (generally February 1 through August 31). Surveys should be conducted in accessible areas within a minimum 500-foot radius around the Project site for nesting raptors and birds. ■ If active nests are not found during the preconstruction survey, the biologist shall document the findings in a letter report for CDFW and the lead agency, and no further mitigation shall be required. ■ If active nests are found, a no-disturbance buffer shall be established around the nest. The buffer distances shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. ■ If an active nest is discovered outside of the typical nesting season, it shall be avoided using the same 	Project Contractor, Project Biologist, and City of Citrus Heights	Within 5 days prior to the start of construction or tree removal activities	Nesting raptor and non-raptor preconstruction surveys. No-disturbance buffers to be established in consultation with CDFW if active nests are found.

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
<p>avoidance measures that would be applied during the typical nesting season.</p> <ul style="list-style-type: none"> If it is determined that construction will not affect an active nest or disrupt breeding behavior onsite, construction may proceed without any restriction or mitigation measure. 			
<p>BIO-2: Roosting Pallid Bats</p> <ul style="list-style-type: none"> A bat roost survey shall be conducted by a qualified wildlife biologist within 14 days before any ground disturbance. Specific survey methodologies may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., SonoBat, Anabat). If no active roost sites are present within the Project Area, no further actions under this measure are required. If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the tree is removed. The biologist shall consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed 	<p>Project Contractor, Project Biologist, and City of Citrus Heights</p>	<p>Within 14 days prior to the start of construction or tree removal activities</p>	<p>If roosting bats are determined to be present within the Project site, consultation with CDFW prior to initiation of construction activities will be required.</p>

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Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
that all bats have left the roost, crews will be allowed to continue work in the area.			
<p>BIO-3: Protected Trees</p> <ul style="list-style-type: none"> ■ The Project proponent shall ensure appropriate tree removal or work permits have been obtained in accordance with Chapter 106.39 Tree Preservation and Protection of the Citrus Heights Municipal Code and that compensatory mitigation has been provided, as necessary, for Native Oak Trees and other Protected Trees within the Study Area that will be directly impacted (removed) or indirectly impacted (construction activities within the tree's dripline) by the Project. ■ Prior to any mobilization or grading on the site, the Project proponent shall prepare and implement a Tree Replacement Plan in accordance with Chapter 106.39 Tree Preservation and Protection of the Citrus Heights Municipal Code for Native Oak Trees and other Protected Trees in the Study Area that will be directly impacted (removed). 	Woodside Homes and City of Citrus Heights	Prior to the start of construction or tree removal activities	

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
Cultural Resources			
<p>CUL-1: Unanticipated Discoveries</p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> ■ If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. ■ If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agency. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the 	<p>Project Contractor, Project Archaeologist, City of Citrus Heights</p>	<p>During Project construction</p>	<p>If the Project Archaeologist determines a find represents a cultural resource, consultation with CRHR, Sacramento County Coroner, and NAHC may be required.</p>

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
<p>no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.</p> <ul style="list-style-type: none"> ■ If the find includes human remains, or remains that are potentially human, the professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include 			

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Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.			
Geology and Soils			
GEO-1: Discovery of Unknown Paleontological Resources If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow fencing until the City is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples shall be collected and processed to determine additional fossil potential on the Project site. If the City resumes work in a location where paleontological remains have been discovered and cleared, the City shall have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation	Project Contractor, Project Paleontologist, City of Citrus Heights	During Project construction	

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Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
activities shall be deposited in an accredited and permanent scientific institution, such as the UCMP Berkeley, for the benefit of current and future generations.			
Greenhouse Gas Emissions			
GHG-1: Implement SMAQMD Tier 1 Best Management Practices. The implementing agency shall require the Project to implement Sacramento Metropolitan Air Quality Management District Tier 1 Best Management Practices: <ul style="list-style-type: none"> ■ BMP 1 - Projects shall be designed and constructed without natural gas infrastructure. ■ BMP 2 - Projects shall meet the current CalGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready. 	Project Contractor and City of Citrus Heights	During Project construction	
Noise			
NOI-1: Land Use Compatibility The Project applicant shall install air conditioning in all residences constructed on Lots 1 – 5, 82, and 85 – 94, at a minimum, to allow occupants to close doors and windows as desired for additional acoustical isolation. The City shall ensure that building plans include the required air conditioning equipment prior to issuance of building permits.	Woodside Homes, City of Citrus Heights	During City Design Review	

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Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
Traffic and Transportation			
<p>TRANS-1: Auburn Boulevard/Sylvan Road Intersection</p> <p>To address increased levels of queuing on Auburn Boulevard and additional pedestrian activity by Project residents, the Project applicant shall modify the intersection as follows:</p> <ul style="list-style-type: none"> ■ Modify signal phasing to operate the eastbound and westbound approaches with lead/lag protected left-turn phasing (versus current split phasing). ■ Signalize the channelized southbound, eastbound, and westbound right-turn lanes, providing pushbutton pedestrian detection in each crosswalk. ■ Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility. <p>The improvements would directly benefit the Project by virtue of shorter queues on southbound Auburn Boulevard (i.e., fewer blockages of north project access) and improved conditions for Project residents walking/biking in the area.</p>	<p>Woodside Homes, Project Contractor, City of Citrus Heights</p>	<p>During Project construction</p>	

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Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
<p>TRANS-2: Illegal Southbound U-Turns on Auburn Boulevard</p> <p>To address Project trips desiring to travel northbound on Auburn Boulevard that may choose to perform an illegal U-turn at the southbound left-turn lane serving the Sylvan Corners Plaza, the City shall:</p> <ul style="list-style-type: none"> Monitor (either through counts or complaints filed with the City) this turn lane for unlawful movements, and if warranted, increase enforcement and/or post additional signage to discourage those behaviors. 	City of Citrus Heights	After completion of Project construction	
Tribal Cultural Resources			
<p>TCR-1: Unanticipated Discoveries</p> <p>If subsurface deposits are encountered which represent a Native American or potentially Native American resource that does not include human remains, all work shall cease within 100 feet of the find and the contractor shall immediately contact the City of Citrus Heights and coordinate to contact a member of a culturally affiliated tribe. If the tribal representative determines the find is a TCR, the tribe and the City of Citrus Heights shall consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Tribal Cultural Resource or a Historical Resource under CEQA, as defined in</p>	Project Contractor, Project Archaeologist, City of Citrus Heights	During Project construction	Consultation between the City and the culturally affiliated tribe is required in the event of a potentially Native American resource discovery.

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Documentation of Compliance			
Mitigation Measure	Oversight Responsibility	Monitoring Timing or Schedule	Actions/Coordination/Reports
Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction. This Mitigation Measure shall be implemented in conjunction with Mitigation Measure CUL-1.			

6.0 LIST OF ATTACHMENTS

Attachment A – Notice of Intent

Attachment B – Proof of Publication

Attachment C – Notice of Determination and CDFW Filing Fee Receipt

Attachment D – Draft Initial Study and Mitigated Negative Declaration for the Sylvan Corners
Subdivision

ATTACHMENT A

Notice of Intent

ATTACHMENT B

Proof of Publication

ATTACHMENT C

Notice of Determination and CDFW Filing Fee Receipt

ATTACHMENT D

Draft Initial Study and Mitigated Negative Declaration for the Sylvan Corners Subdivision

RESOLUTION NO. 2023 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A GENERAL PLAN MAP AMENDMENT, APPROVING A TENTATIVE MAP, DESIGN REVIEW PERMIT AND A TREE PERMIT FOR THE SYLVAN CORNERS PROJECT LOCATED AT 7137 AUBURN BOULEVARD

WHEREAS, Woodside Homes submitted an application for approval of:

1. A General Plan Amendment to modify the land use designation from Public to Medium Density Residential as shown in Exhibit A;
2. A Tentative Subdivision Map for the division of the property to accommodate 94 lots for homes and 6 open space lots;
3. A Design Review Permit for the construction of a 94 lot subdivision and open space areas featuring a passive recreation area and a detention basin with connections to the adjacent school and Sylvan Plaza; and
4. A Tree Permit for the removal of certain trees and encroachment within the dripline of other trees.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023, in which it recommended approval of the General Plan Amendment as shown in Exhibit A and approval of the Tentative Subdivision Map, Design Review Permit and Tree Permit subject to the Findings contained herein and the Conditions of Approval attached as Exhibit B;

WHEREAS, the City Council has adopted a Mitigated Negative Declaration and Monitoring Report for the project, potential impacts could be avoided or reduced to a level less than significance by mitigation measures;

WHEREAS, the City Council has reviewed and considered all of the evidence in the record before it, including, but not limited to all reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the City, or consultants to the City, with respect to the City's consideration of the General Plan amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit; all written correspondence submitted to the City; and all oral and written testimony submitted to the City. The City Council has relied on all of the evidence in the record of proceedings in reaching its decision, even if not every document was formally presented to the City Council, Planning Commission or City Staff as part of the City files generated in connection with the project;

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby finds as follows:

Findings for Approval of the General Plan Amendment

1. *The amendment, changing the designation of the project site from Public to Medium Density Residential (MDR), is internally consistent with other provisions of the General Plan;*
2. *The change in land use designations is consistent with the General Plan because adequate land still remains to provide a variety of housing opportunities for residents;*
3. *The amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and*
4. *The site is physically suited for the proposed development.*

Findings for Approval of the Tentative Subdivision Map

1. *The project is consistent with the General Plan provided the designations onsite are changed from Public to Medium Density Residential. The project supports the General Plan goals of providing a variety of housing options within the City;*
2. *The site is physically suited for the type and proposed density of development;*
3. *The design of the subdivision is not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems with the adoption of mitigation measures contained in the Final EIR; and*
4. *The project will not conflict with easements acquired by the public at large for access through or use of property within the subdivision, with adoption and modification of easements shown on the project plans and as conditioned.*

Findings for Approval of the Design Review Permit

1. *The Sylvan Corners project complies with the Zoning Code with the incorporation of the conditions of approval and approval of the amendment to rezone the property into the Sylvan Corners Special Planning Area;*
2. *The project is consistent with the General Plan provided the designations onsite are changed from Public to Medium Density Residential, and/or any previously approved planning permit;*
3. *The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;*

4. *The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;*
5. *The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;*
6. *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and*
7. *The project provides open space and landscaping, including the use of water efficient landscaping.*

Findings for Approval of the Tree Permit

1. *Approval of the Tree Permit for the Sylvan Corners project will not be detrimental to the public health, safety or welfare; and*
2. *Measures have been incorporated into the project to mitigate impacts to remaining trees and trees that will be relocated.*

BE IT FURTHER RESOLVED that

1. The matters set forth in the preceding clauses of this resolution are hereby adopted and incorporated;
2. The City Council does hereby adopt the General Plan map change put forth in Exhibit A; and
3. The City Council does hereby adopt the Tentative Subdivision Map, Design Review Permit, and Tree Permit subject to the conditions of approval set forth in Exhibit B.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 12th day of October 2023, by the following roll call vote:

AYES: **Council Members:**
NOES: **Council Members:**
ABSENT: **Council Members:**
ABSTAIN: **Council Members:**

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

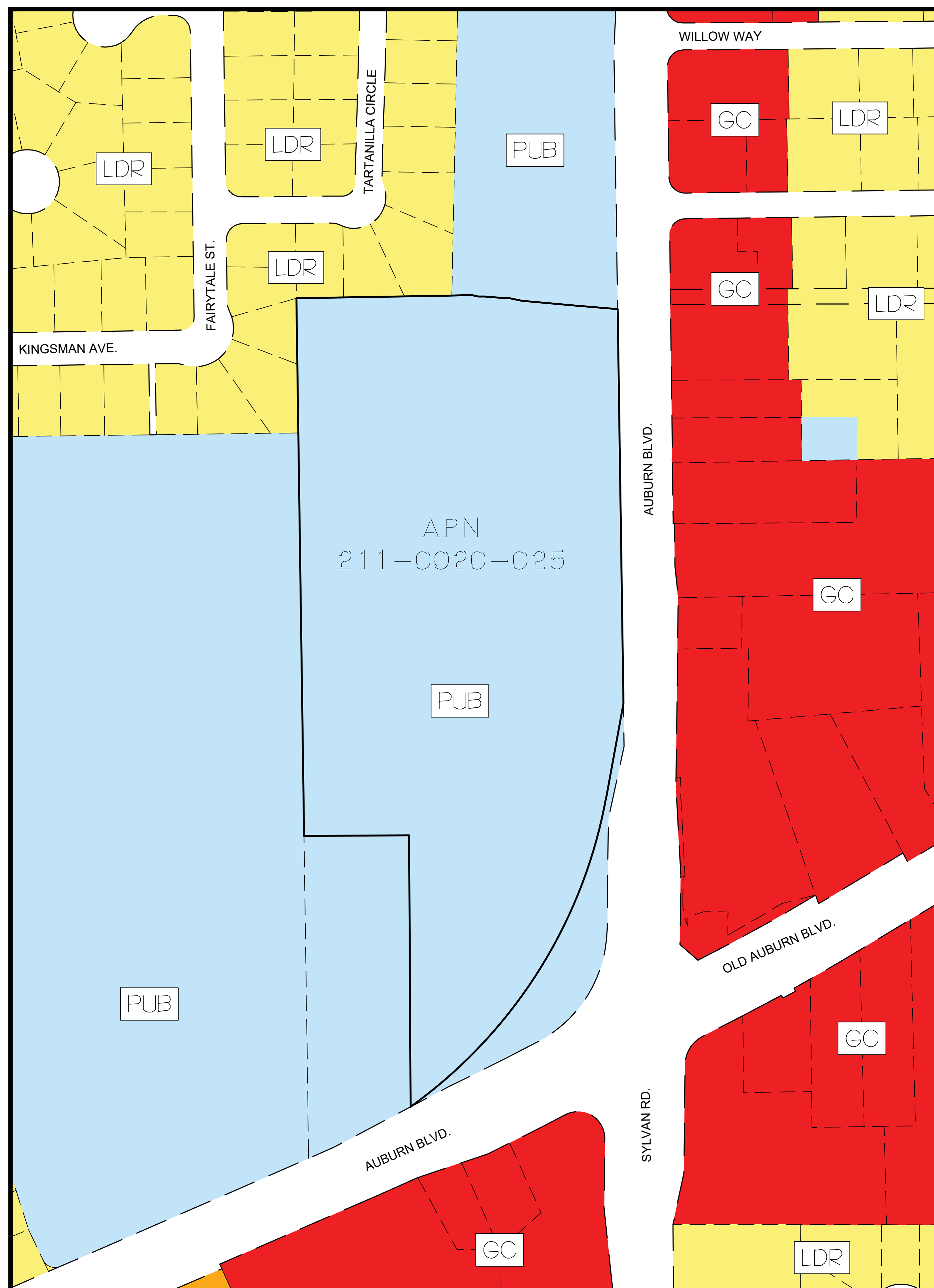
Attachments:

Exhibit A – General Plan Land Use Amendment

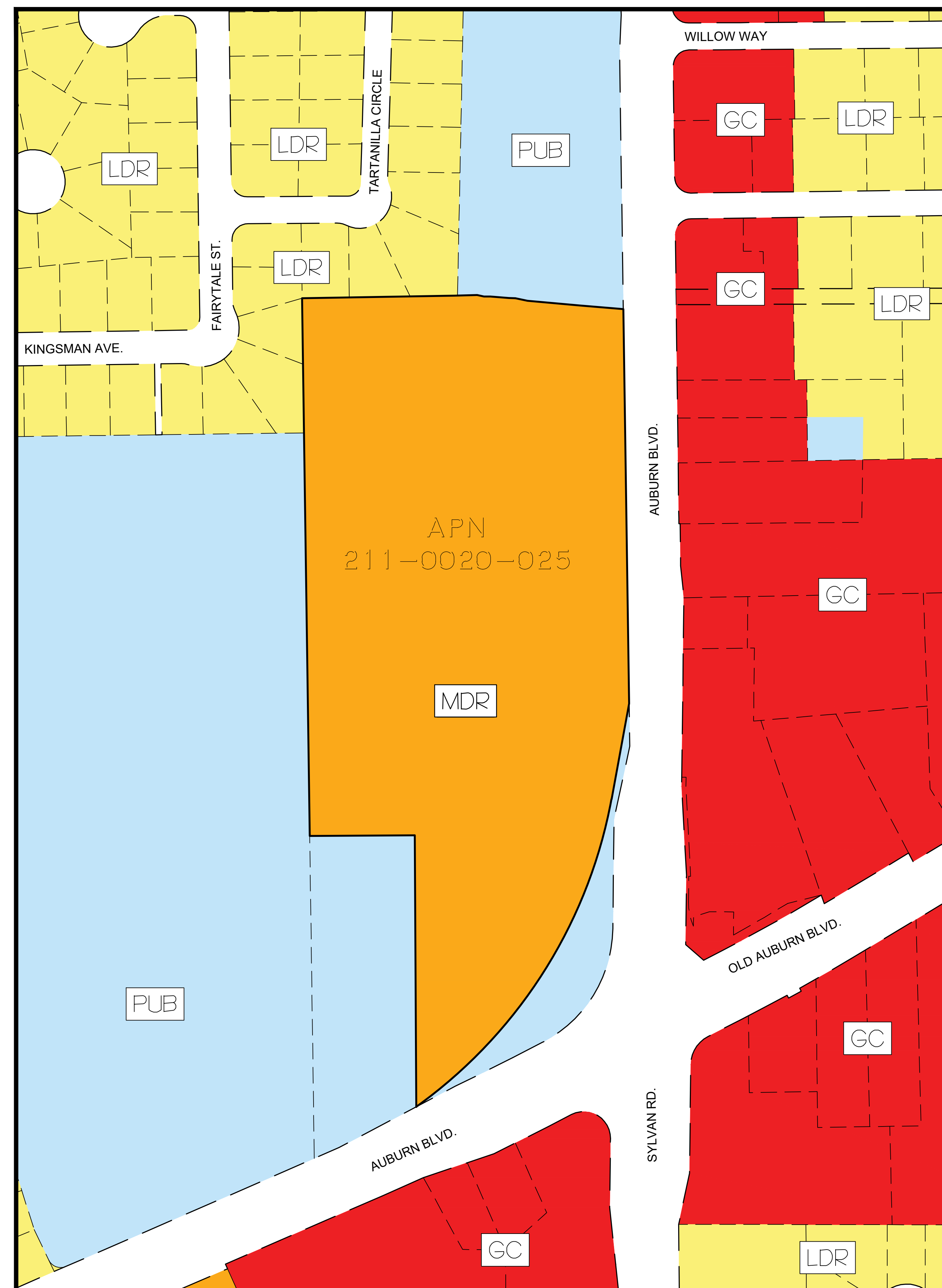
Exhibit B – Conditions of Approval



VICINITY MAP
NO SCALE



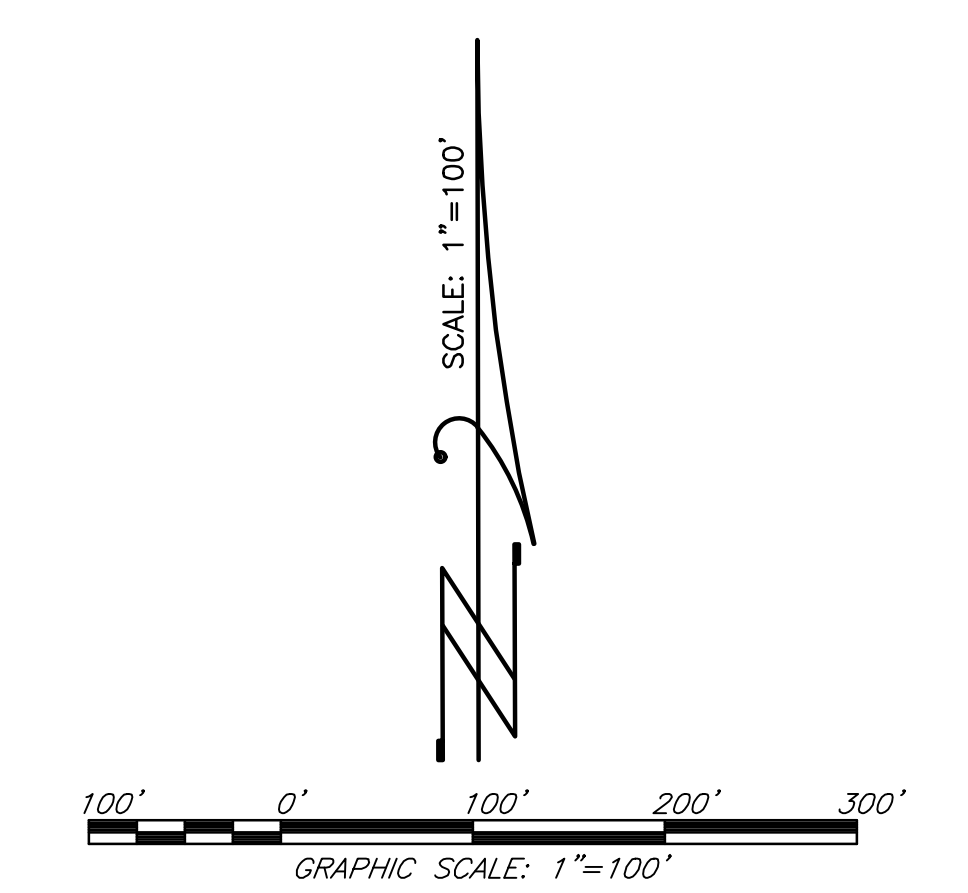
EXISTING



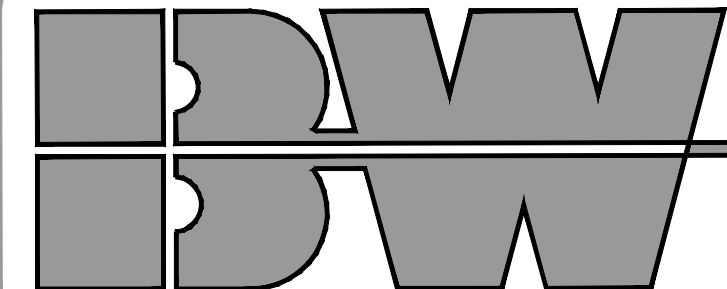
PROPOSED

LEGEND

PUBLIC	PUB	
GENERAL COMMERCIAL	GC	
MEDIUM DENSITY RESIDENTIAL	MDR	
LOW DENSITY RESIDENTIAL	LDR	



GENERAL PLAN AMENDMENT
EXHIBIT
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER 7, 2023



**BAKER WILLIAMS
ENGINEERING GROUP**
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com

CONDITIONS OF APPROVAL FOR THE SYLVAN CORNERS PROJECT

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

- 1) The Tentative Subdivision Map shall be exercised within a three (3) a year period from the date of the approval. Extensions in time shall be subject to 106.64.070 of the Zoning Code and in compliance with the Subdivision Map Act. The Tentative Subdivision Map will become effective upon the date of the City Council approval of the General Plan Amendment and Zone change.
- 2) This project is approved as shown in Attachments 1 through 7 and A through O and as conditioned or modified below.
- 3) The applicant shall comply with the Mitigated Negative Declaration and fulfill all of the measures contained in the Mitigation and Monitoring Program. The following measures must be complied with as outlined in the Mitigation and Monitoring Program and summarized below:
 - Implement basic and enhanced construction emission control practices to reduce fugitive dust (AQ-1)
 - Conduct a pre-construction surveys for nesting raptors and birds (BIO-1)
 - Conduct a pre-construction for roosting pallid bats (BIO-2)
 - If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt Cessation of all work should occur if tribal cultural resources are discovered during construction. (CUL-1)
 - If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated. (GEO-1)
 - Implement Best Management Practices for Air Quality (GHG-1)
 - If subsurface deposits are encountered which represent a Native American or potentially Native American resource that does not include human remains, all work shall cease (TCR-1)
- 4) Prior to the commencement of any activities onsite, the applicant shall provide a written report listing how all mitigation measures and Conditions of Approval have been addressed. The City must receive and approve this report before any construction activities (including mobilization, site clearing and grading) occur onsite.
- 5) Submit and receive approval of Conditions, Covenants, and Restrictions (CC&Rs) for the project prior to recordation of the final map. (Planning)
- 6) CC&Rs shall be recorded following approval by the State Bureau of Real Estate. (Planning)
- 7) The CC&Rs shall include the following provisions:
 - a) Garages shall at all times be available for parking of vehicles. Storage within the garage, or any other use within the garage, is only allowed to the extent it does not impede parking of the vehicle(s) of the owner/tenant of the unit. All residents shall park their personal vehicle(s) in their garage. On-street parking shall be available for guests.

- b) Driveway and Guest parking spaces cannot be used for the storage of residents' RVs, boats, trailers, commercial vehicles, etc.
 - c) Refuse containers must be completely screened at all times, except for pick-up day. Containers must be returned to their storage spot each day, and are not allowed to be stored outside overnight.
 - d) All outdoor lighting fixtures shall be "Dark Sky Approved" by the International Dark Sky Association and shall be approved by the HOA prior to installation. Floodlights are not allowed.
 - e) A disclosure to buyers of those lots adjacent to school property (Lots 20 – 32, 71, 75, and 76) that installation of gates or other access points to the school property is prohibited and that rear yard fencing shall be kept in its original design for visual compatibility from the adjacent school property.
 - f) Those lots adjacent to school property (Lots 20 – 32, 71, 75, and 76) shall maintain the rear fencing that is adjacent to the school, in good order including missing boards and rails.
 - g) A disclosure for lots 17 through 19 buyers of the 10-ft wide drainage easement along the west property line(s) which may impact their ability to construct amenities (sheds, patios, etc.)
 - i) No changes to the CC&Rs, having to do with public streets (i.e. parking, fire access), shall be made without the City's prior written consent. (Planning)
- 8) The establishment of a Home Owner's Association (HOA) is required for the project. The applicant shall establish a long-term financing program for the HOA. The applicant shall demonstrate to the City that funds will be adequate for maintaining all of the items for which the HOA will have responsibility. (Planning)

The HOA shall be responsible for the following:

- a) The long-term maintenance for the private alleys in a manner consistent with the City's public roadways and in compliance with Sacramento Metropolitan Fire District.
- b) Maintenance of all common areas (open space/lettered lots) including monumentation, landscaping, trees, lighting, passive park amenities, fencing, and walking trails.
- c) Maintenance of the private storm drain systems within private alleys, water quality features including manholes, proprietary devices, and the detention/water quality basin soil/filtration media, mulching and landscaping.
- d) Maintenance of front yard landscaping including routine maintenance such as trimming, pruning, blowing. Irrigation and plant replacement will be the responsibility of the homeowner.
- e) Maintenance of the detention basin and its amenities including LID components, vegetation, fencing, trails, monumentation, and signage.
- f) Maintain development fencing located adjacent to right-of-ways, open spaces including passive park and detention basin. The HOA will be responsible for enforcing the

fencing maintenance and fence design that will be located on Lots 20-32, 71, 75, and 76 to ensure consistency in appearance and maintenance is kept for those lots adjacent to the school property. Upon receipt of notification from the City of a fence deficiency, the HOA shall be responsible for correcting the deficiency within 60 days from date of initial notification.

- g) Maintain striping of on-street parking spaces along the alleys.
 - h) Assist the residents with a minimum of three annual Community Clean-up Days by providing refuse collection dumpsters and temporary storage on a scheduled basis.
 - i) Work with the adjacent school in developing educational opportunities for students to access the detention basin and learn about the environment. Signage identifying plants and water treatments is encouraged.
- 9) The improvement plans include the following:
- a) A final landscaping plan for all areas not within the open space areas including the lettered lot entrances that provide the gateway to the project. Landscaping or other design elements shall be designed to screen any aboveground equipment, such as cable boxes, air conditioners, utility equipment, etc. The location of all such aboveground equipment shall be noted on the plans.
 - b) The design of all fences and walls shall be approved by the City. The fencing shall include metal tubular fencing around the drainage basin parcel and at the open space lot adjacent to the school and an enhanced design of along the western property line adjacent to the school for the residences.
 - c) All above ground utilities, such as equipment for water, cable, fire, sewer, etc., shall be located and screened from public view to the greatest extent possible. (Planning)
 - d) The final landscape plan for the basin shall include a mix of plantings (trees, shrubs, grasses, etc) so the basin is attractive not only for those living in the nearby residents for those passerby's along Auburn Boulevard.
 - e) The final landscape plans shall comply with the Citrus Heights Zoning Code.
- 10) Submit and receive approval of a Construction Traffic Management Plan (CTMP) prior to mobilization or initiation of any construction activities. The CTMP shall include items such as: the number and size of trucks per day, expected arrival and departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The overall goal of the CTMP shall be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. (Planning/Engineering)
- 11) No parking along Auburn Blvd during construction. Location of workers' parking area shall be shown on the CTMP. (Engineering)
- 12) The City will monitor (either through counts or complaints filed) the southbound left turn pocket (access for 7142/7144 Auburn Blvd) between the project driveway and the Sylvan/Old Auburn/Auburn intersection for unlawful movements. Within one year after occupancy of the 75th dwelling unit, the City will determine whether modifications are needed for the existing SB left-turn pocket. Should additional improvements be needed (i.e. additional signage); the

applicant shall submit, receive approval of improvement plans and construct the required improvements. The developer shall post a \$10,000.00 bond or cash equivalent prior to the subdivision's final acceptance. (Engineering)

13) Each parcel is allowed only one driveway accessing a public street. (Engineering)

14) The following requirements apply to new residential streets:

- a) Streetlights along the proposed public streets are required and shall meet all City requirements. A photometric study shall be conducted and provided to the City engineering division for review and approval. Type B street light poles for the subdivision streets shall be constructed with LED post top fixtures. City will assign the street light numbers at time of construction. Street light installation will require installation of a metered street light service pedestal per SMUD requirements. Developer shall coordinate all SMUD connections and requirements with the Citrus Heights Engineering Division. (Engineering)
- b) Street name signs and any required traffic signs and/or striping within the subdivision and along existing public streets (Auburn Blvd and Old Auburn Road) shall meet City requirements and the California Manual on Uniform Traffic Control Devices (CA MUTCD). (Engineering)

15) Applicant shall develop signal modifications and striping plans for the following improvements and coordinate with the City Engineer for approval and implementation:

- a) Modify signal phasing at the Sylvan/Auburn/Old Auburn traffic signal to operate the eastbound and westbound approaches with lead/lag protected left turn phases (versus current split phasing).
- b) Signalize the channelized southbound, eastbound and westbound right-turn lanes, providing push button pedestrian detection in each crosswalk. Operation of the signalized right turn lanes shall be determined by the City Engineer.
- c) Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility.
- d) Coordinate with City for concurrent modification to signalize the westbound right-turn lane. All signal modification items shall be designed, approved and constructed as a single project. (Engineering)

16) Dedicate 12.5-ft wide PUE (Public Utilities Easement) along front property lines for lots adjacent to public streets. (Engineering)

17) Dedicate 10-ft wide Drainage Easement along west property lines for Lots 17-19 for existing 15" SD pipe. (Engineering)

18) Submit and receive approval of improvement plans for public infrastructure in the subdivision.

- a) Sidewalks along the public streets for the interior of the project shall have a minimum width of 5 feet.
- b) Type 2 (vertical) curbs and gutters are required along portions of the public street that do not front residential parcels (Lots A-D). Type 2 (vertical) curbs and gutters are required

along portions of the public streets that have separated sidewalks per City and County standards.

- c) Intersections shall be evaluated for minimum sight distance requirements by a licensed traffic engineer. Parking shall be restricted based on the evaluation but shall not be less than 20 feet measured from the curb returns for public streets and not less than 10 feet measured from the curb returns for alley intersections. "No parking" signs or red curbs (as approved by the City) shall be clearly marked within these areas.
 - d) Provide adequate space in front of clustered mailboxes for residents to temporarily park, pick up mail and leave.
- 19) The project's post-development (proposed) stormwater runoff cannot exceed the pre-development (existing) runoff. A site drainage/hydrology report shall be provided per Sacramento County storm drainage design criteria. Including confirming the public pipes downstream are of adequate size. <https://engineering.saccounty.gov/Documents/Section9-StormDrainageDesign.pdf>. (Engineering)
- 20) Site shall conform to the water quality design standards as outlined in the State Construction General Permit and City of Citrus Heights MS4 Permit requirements. A Storm Water Pollution Prevention Plan (SWPPP) will be required. <https://emd.saccounty.gov/EH/Documents/R5-2015-0023.pdf>
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html Prior to ANY construction, developer shall obtain a WDID# for the project's stormwater Construction General Permit. (Engineering)
- 21) Project shall incorporate applicable pre and post treatment Best Management Practices (BMPs), Low-impact development (LID), and/or hydro modification strategies in compliance with the stormwater quality design standards in effect in Citrus Heights at the time the development application was deemed complete. (Engineering)
- 22) The applicant shall insure that each parcel drains (storm and irrigation water) toward the street. Sheet flow across one adjacent lot prior to entering the street is acceptable. Concentrated flows require a Storm Drain Easement if they cross parcel lines. (Engineering)
- 23) The applicant shall submit a geotechnical report for paving specifications to the satisfaction of the City Engineer. (Engineering)
- 24) Pedestrian gate connection from the development to the adjacent school shall be designed and operated as per school policy. (Engineering)
- 25) The local refuse collection company shall review and approve a trash receptacle plan to assure feasibility of pick-up and truck maneuvering. The plan should address the following for cluster home areas:
- a) Location of receptacle pick-up.
 - b) Description of any parking restrictions during pick-up dates (i.e. hours or "No Parking").
 - c) Container space is needed for garbage, recycles, green waste (unless disposal is performed by HOA), and potential organic (per AB 1826).
 - d) Describe procedure for bulky waste pick-up (collected 3 times per year). (Engineering)

- 26) Prior to recordation of the Final Subdivision Map, the developer shall pay required SRPD/Quimby Act and park impact fees. (Engineering)
- 27) Prior to issuance of each building permit, development impact fees (Drainage, Multimodal, and Transportation) shall be paid. (Engineering)
- 28) Comply with all requirements of the Sacramento Fire Metropolitan Fire District including the following:
- a) Submit and receive approval of improvement plans which meet the following requirements:
 - Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."
 - Identify the proposed hydrants as public or private. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.
 - b) Prior to issuance of a final building permit, submit and receive approval of residential fire sprinkler plans in accordance with the California Residential Code.
 - c) Prior to issuance of a final building permit, submit and receive approval of a Certificate of Release (COR) for all new homes served by the private road serving the particular home.
 - d) Prior to combustible materials being brought on site, fire hydrants shall be operational and fire access roads shall be paved and provided in accordance with approved improvement plans.
 - e) Prior to granting final occupancy, the following requirements shall be met:
 - Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property.
 - Residential roof coverings shall consist of materials having a minimum Class C rating.
 - All items identified on the Fire District Red Card shall be inspected, tested, and approved. (SMFD)
- 29) Comply with all requirements of the Citrus Heights Water District including the following:
- a) A combination of 8-inch and 6-inch water mains and fire hydrant laterals will be required within the new subdivision. These water mains, and any other CHWD appurtenances, such as fire hydrants and blow-off valves, shall be located within a road Right of Way (preferred),

- PUE, or within a dedicated easement granted to CHWD (Location, number, and sizing to be determined during plan review).
- b) The new water mains serving the subdivision will need to be tied-in to the existing system at a minimum of two separate locations to provide system redundancy (Locations to be determined during plan review).
 - c) Fire hydrant spacing and facilities shall comply with Sacramento Metropolitan Fire District requirements.
 - d) Install 1-inch metered domestic service to all single family dwellings. Water meter box location shall be determined during the Improvement Plan phase. Install metered irrigation services and backflow prevention assemblies as required for landscaping and various park and picnic areas. The size and quantity to be determined during design phase.
 - e) The location of all plants and trees shall be approved by the District to ensure water facilities are not impacted. Irrigation piping shall be located within its own trench and not encroach upon District water mains.
 - f) The CHWD's normal operating water pressure in this area may exceed 80 psi, which may require a pressure regulating valve installation to meet local building codes.
 - g) Installation of all water district improvements shall be at developer's expense.
 - h) Any easements granted to the District for the water facilities shall be prepared by the developer at the developer's expense.
 - i) The developer shall pay all fees and charges for plan check, construction water, inspection, and installation. (CHWD)
- 30) Comply with all requirements of the Sacramento Area Sewer District (SacSewer) including the following prior to submittal of improvement plans:
- a) Sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
 - b) Each building on each lot shall have a separate sewage source and separate connection to SacSewer's 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 must have a separate connection to a private onsite sewer line or a separate connection to the SacSewer public sewer line. These improvements must be shown on the plans.
 - c) Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
 - d) Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer

is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

- 31) Prior to issuance of building permits, sewer impact fees will be required. (SacSewer)
- 32) Comply with all requirements of the Sacramento Municipal Utility District (SMUD) including the following:
- a) SMUD has existing underground 12kV facilities along Auburn Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
 - b) Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
 - c) Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
 - d) In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
 - e) SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
 - f) The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
 - g) In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
 - h) The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
 - i) The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
 - j) The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways along lot frontage. Dedicate a 0-foot public utility easement along side streets of corner lots and a 10-foot public utility easement along Auburn Boulevard.
 - k) The Applicant shall dedicate any private drive, ingress and egress easement, (and 4-foot adjacent thereto) as a public utility easement for (overhead and) underground facilities and

appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

- l) The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
 - m) Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).
 - n) Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
 - o) Development phases submitted for new service should include all lots fronting streets. (SMUD)
- 33) Woodside Homes and/or successor in interest agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from these Approvals. Woodside Homes and/or successor in interest may select its own legal counsel to represent their interest at their sole cost and expense. The parties shall cooperate in defending such action or proceeding. Woodside Homes and/or successor in interest shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Woodside Homes and/or successor in interest agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (City Attorney)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT
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- 1) The design review permit approval shall be exercised within a three (3) year period from the date of final approval and if not exercised shall expire. The design review permit approval will become effective upon the date of the City Council approval of the General Plan Amendment and Zone Change.
- 2) This project is approved as shown in Attachments 1 through 7 and A through O and as conditioned or modified below.
- 3) Construct at a minimum 14 one-story homes and a maximum of 28 one-story homes. (Planning)
- 4) The applicant shall comply with the MND and fulfill all of the measures contained in the Mitigation and Monitoring Program. The following measures must be complied with as outlined in the Mitigation and Monitoring Program and summarized below:

- Air conditioning shall be installed (NOI-1)
 - Auburn Boulevard/Sylvan intersection shall be modified for the additional pedestrian activity (TRANS-1)
 - Monitoring of the potential for illegal southbound U-turns on Auburn Boulevard (TRANS-2)
 - The City will monitor (either through counts or complaints filed) the southbound left turn pocket (access for 7142/7144 Auburn Blvd) between the project driveway and the Sylvan/Old Auburn/Auburn intersection for unlawful movements. Within one year after occupancy of the 75th dwelling unit, the City will determine whether modifications are needed for the existing SB left-turn pocket. Should additional improvements be needed (i.e. additional signage); the applicant shall submit, receive approval of improvement plans and construct the required improvements. The developer shall post a \$10,000.00 bond prior to the subdivision's final acceptance.
 -
- 5) The applicant and the City shall enter into an Affordable Housing Agreement as required by the Surplus Lands Act (GC 54220 through 54233). The Affordable Housing Agreement shall implement the policies and procedures outlined in the City's Affordable Housing Guidelines. (Planning/Housing)
 - 6) Construction hours shall be restricted to the hours of 6:00 AM to 8:00 PM weekdays, and 7:00 AM to 8:00 PM on weekends. (Planning)

Prior to Issuance of Building Permits

- 7) The exterior elevations choices shall be dispersed throughout the development to the best extent possible. No adjacent lots shall have the same elevation. (Planning)
- 8) Available on-street parking along the alley ways shall be striped to meet or exceed the minimum dimensions contained in the Citrus Heights Zoning Code.. (Planning)
- 9) The applicant shall submit a final Landscape Plan that:
 - a) Demonstrates all landscaping complies with the requirements of the Zoning Code including water efficient landscape requirements, shading requirements, and landscape area requirements; and
 - b) Incorporates existing onsite trees that are to remain.
 - c) Includes landscaping for all HOA-maintained land and "typicals" for each type of housing product. (Planning)
- 10) Submit and receive approval for design of all proposed fencing. The rear fencing along lots 20-32, 71, 75, and 76 shall be an upgraded design to meet the satisfaction of the Planning Division. (Planning)
- 11) The project, including individual home lots, shall comply with the Outdoor Lighting Ordinance. All on-site external lighting shall be designed to have no off-site glare. All light fixtures shall have full cut-off lenses and be dark sky friendly. Floodlights are not permitted. Lighting cut-sheets are required prior to issuance of Building Permit. (Planning)
- 12) Prior to the issuance of any building permits, the applicant shall provide a written report listing how all mitigation measures and conditions of approval have been addressed. (Planning)

During Construction and Prior to Issuance of Occupancy Permits

- 13) Prior to installation of landscaping, the project Landscape Architect shall submit documentation to the City that demonstrates:
 - a) Soil has been tested and prepared as necessary based on the Soils Analysis;
 - b) The irrigation has been installed compliant with the Zoning Code and the Model Water Ordinance and approved landscape plan; and
 - c) Tree planting sites shall comply with the minimum soil volume as identified in the Zoning Code and landscape plan. (Planning)
- 14) Prior to the completion of project and acceptance of public improvements, the project Landscape Architect shall:
 - a) Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan; and
 - b) Demonstrate and certify in writing that the irrigation has been installed and is in compliance with the Zoning Code and landscape irrigation plans. The City may require an irrigation audit be performed by a certified irrigation auditor. (Planning)
- 15) Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture. Any pollarding or significant tree trimming performed on existing or proposed trees is subject to Planning Division approval prior to commencing trimming. (Planning)
- 16) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Planning Division provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning)
- 17) Prior to project close-out, the property owner must complete & record a Stormwater Quality Maintenance Declaration that outlines the maintenance of the storm drain water quality device(s) and/or Low Impact Development (LID) feature(s) that are constructed for the project. The declaration shall specify owner's ongoing maintenance responsibilities and allow periodic City inspections of the stormwater filtration device(s).
- 18) Woodside Homes and/or successor in interest agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from these Approvals. Woodside Homes and/or successor in interest may select its own legal counsel to represent their interest at their sole cost and expense. The parties shall cooperate in defending such action or proceeding. Woodside Homes and/or successor in interest shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually

agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Woodside Homes and/or successor in interest agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (City Attorney)

<p align="center">CONDITIONS OF APPROVAL FOR THE TREE PERMIT</p>

- 1) Minor modifications to the Tree Permit, including additional trees and/or encroachments, may be approved by the Planning Division provided such changes are consistent with the guidelines for tree preservation. (Planning)
- 2) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the developer and contractor to inform all subcontractors of the tree preservation requirements. (Planning)

Prior to the Issuance of Any Permits (Including Grading)

- 3) The applicant shall submit an updated arborist report and tree impact assessment report. The tree impact assessment report shall include all preservation measures that the applicant shall undertake during construction to ensure the long-term health and safety all trees that will remain or be relocated. This arborist report shall include any trees located on or off-site that may be impacted by construction. Encroachment under the dripline shall be considered and final layout shall reduce encroachments to the best extent possible. (Planning)
- 4) The project applicant shall provide mitigation for the loss of protected trees consistent with the Tree Preservation Ordinance and MND. The large oak tree on Lot F shall be preserved to the best extent possible for the tree's long-term health. Specific review of the encroachments in the protected root zone shall be considered (utilities, roadway, pathways, etc.). If following review of the improvement plans, the City is concerned about this tree's long-term health, the City may require the applicant to mitigate the potential loss through the execution of a bond or other agreement approved by the City Attorney, to secure any tree replacement costs should the tree need to be removed and replaced. The cost shall be determined by the City based upon industry standards for similar size and species. (Planning)
- 9) The applicant shall comply with the mitigation measures contained in the Mitigation and Monitoring Program. The following measures must be complied with as outlined in the Mitigation and Monitoring Program and summarized below:
 - Tree removals and mitigation shall be in compliance with the Tree Preservation and Protection Ordinance (BIO-3)
- 10) Prior to mobilization of construction equipment, grading activities, or site work (whichever comes first), the applicant shall install a minimum of a six-foot high chain link fence (or acceptable alternative) at the outermost edge of the tree protection zone for each tree or group of trees proposed to remain. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

"WARNING: THIS FENCE SHALL NOT BE REMOVED OR
RELOCATED WITHOUT WRITTEN AUTHORIZATION
FROM THE PLANNING DIVISION" (Planning)

- 11) The applicant shall contact the Planning Division and certified project arborist to inspect and approve the temporary fencing and signs around the protected zone before beginning any construction. (Planning)
- 12) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the tree due to the construction impacts shall be completed by the applicant. (Planning)

During Construction and Prior to Issuance of an Occupancy Permit

- 13) The following information must be located on-site during construction activities:
 - a) Arborist reports
 - b) Approved site plan including fencing plan
 - c) Conditions of approval for the Tree Permit (Planning)
- 14) The project's certified arborist shall monitor any excavation within the dripline of any tree, including off-site trees if their protected zone extends into the project site. (Planning)
- 15) All finished grading shall ensure that no water will collect within the dripline of any native oak trees. (Planning)
- 16) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any protected trees. Only low-water usage plantings may be planted under the dripline of oak trees. (Planning)
- 17) If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
- 18) Storage of materials, equipment and vehicles is not permitted within the dripline of any tree. Vehicles and other heavy equipment shall not be operated within the dripline of any tree. (Planning)
- 19) The project's certified arborist shall immediately treat any severed or damaged roots (NOTE: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
- 20) The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)
- 21) At least five (5) days before the applicant seeks their Building Permit Final for the final home in each phase, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of all trees, and outline whether any continuing measures are needed for tree health. (Planning)

ORDINANCE 2023-__**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AMENDING ARTICLE 5, CHAPTER 106.50 OF THE CITRUS HEIGHTS MUNICIPAL CODE (ZONING CODE SECTION) AND REZONING THE PROPERTY INTO THE SYLVAN CORNERS SPECIAL PLANNING AREA****THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:**Section 1: Purpose and Authority

The purpose of this Ordinance is to amend Article 5, Section 106.50.010 through Section 106.50.150, of the City of Citrus Heights Zoning Ordinance in regards to Special Planning Areas as shown below.

Section 2: Findings

- a) The amendment to the Zoning Code, rezoning land into the Sylvan Corners Special Planning Area (SPA), is internally consistent with the General Plan in that the General Plan supports providing for a variety of housing options;
- b) The site is physically suited for the proposed zoning designation;
- c) The project complies with all applicable provisions of the Zoning Code other than those modified by the SPA;
- d) Any approved modifications to the development standards of the Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;
- e) The project complies with the City's Design Guidelines;
- f) The project can be adequately served by public facilities, services and utilities;
- g) The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;
- h) The project is and will be compatible with the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;
- i) The site is adequate for the project in terms of size, shape, topography, and circumstances;
- j) The establishment, maintenance, or operation of the use would not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;

- k) The project will contribute to and enhance the best characteristics of the surrounding neighborhood, especially through the development of the trail system through the open space area;
- l) The applicant has demonstrated that adequate public infrastructure is available to service the project; and
- m) The project will assist the City in meeting the goals of the General Plan, including providing a variety of housing opportunities.

Section 3: Amendments to Zoning Code

106.50.138 is added as follows:

106.50.138 – Sylvan Corners

A. Purpose. The provisions of this Section are intended to ensure that development within the Sylvan Corners Special Planning Area (SPA) creates an attractive neighborhood with an inviting street-facing presence along Auburn Boulevard.

The SPA establishes setbacks unique to this site and project, includes well-designed and appropriately scaled open space areas, provides varied housing types, adequate parking, safe and efficient circulation and protects a number of native trees. The development also incorporates a number of amenities including a small passive park for picnicking and gathering, open space areas with seating and a number of walking paths that connect to the open spaces, the detention basin and to the adjacent Sylvan Plaza. This includes the use of reciprocal use easements on individual lots and uses them as necessary to provide private access where shown.

The neighborhood has been designed with special attention to the long-term livability of residents through its set of site plans that underwent design review with the City. Development within the SPA must be compliant with the codes and regulations set forth by the City of Citrus Heights.

B. Applicability. This Section applies to proposed development and new land uses within the Sylvan Corners SPA, as shown in Figure 5-12.

C. Allowable Land Uses. Land uses shall be limited to single family dwellings and accessory structures, passive recreational amenities, trails, sidewalks, and detention / water quality basin uses.

D. Permit Requirements. Design review approval shall be required for all proposed development, excluding residential accessory structures as defined in Chapter 106.80.

E. Density. The density of residential development of any portion of the property shown in Figure 1 shall not exceed 20 dwelling units per acre.

F. Development Standards - Overall Project Site. During the preparation of the SPA, several key design criteria were addressed including requirements for special building frontages along Auburn Boulevard, reduced grading, open space provisions, and efforts to preserve healthy trees. Any future changes to the neighborhood shall be consistent with the intent of the original development standards as depicted in the project's tentative map.

1. **Private Streets.** Private streets (inclusive of alley-streets) shall be permitted within the project site to provide greater flexibility in site design. The project shall meet the following standards:
 - a. Private streets shall be constructed to the appropriate public roadway standard, as determined by the City Engineer, with respect to pavement width and thickness, curbs, gutters, sidewalks, etc.
 - b. The private streets shall meet all private roadway standards as determined by the Fire District and the City Engineer and maintained by the Home Owner Association (HOA). A Private Road Maintenance Agreement will also be implemented with the HOA per the requirements of the Fire District and City Engineering Division.
2. **Refuse Containers Storage.** Refuse containers shall be stored (except on pick-up day) within yard or garage areas not visible to the public or shall be completely screened by a decorative partition or by landscaping.
3. **Building Height.** The maximum building height shall be 35 feet from finish grade to highest ridge.
4. **Dwelling Units.** The residential subdivision will consist of 94 single-family dwelling units including alley-loaded and traditional small lots.
5. **Parking.** The parking requirement is a minimum of two (2) parking spaces plus one (1) guest space for each dwelling. Resident parking is fulfilled by the enclosed garage and the driveway provided for each dwelling. Guest parking is fulfilled by driveway parking and both formal and informal on-street parking spaces distributed throughout the site. Garages and driveways shall at all times be available for parking of vehicles only (i.e., not boats or RVs). Storage within the garage, or any other use within the garage, is only allowed to the extent that it does not impede parking of the vehicle or vehicles of the owner/tenant of the unit. The Covenants, Conditions, and Restrictions (CC&Rs) shall require that residents park their vehicles in their own garages, leaving guest parking spaces available for guests.
6. **Boat and RV Storage.** Guest parking and on-street parking spaces are strictly reserved for guest and overflow parking. Guest spaces shall not be used for RV or boat storage. Guest parking spaces shall also not be used for commercial vehicle parking or storage.
7. **Neighborhood Gateways.** Individual neighborhood entry gateways to the SPA area shall be enhanced and shall include accent trees, colorful annual plants, signage and other special landscape elements. The maintenance of the neighborhood gateways shall be the responsibility of the HOA.
8. **Street Lighting.** Street lighting shall meet minimum City standards and shall consist of fixtures along public streets, sidewalks and trails providing sufficient illumination for vehicular and pedestrian safety. On private streets, lighting shall be provided on garages

and on the backside of residential units. Outdoor lighting shall meet the following standards:

- a. All streetlights on public streets shall have a color temperature of 3000K or less.
- b. All lighting in the common areas, including open spaces, owned by the HOA shall be certified “Dark Sky Approved” by the International Dark Sky Association.
- c. All lighting on private lots, whether attached to the home or free-standing, shall be certified “Dark Sky Approved” by the International Dark Sky Association.

9. Minimum Lot Size. The minimum lot size for each home shall be as follows:

- a. Alley-loaded small lot: (35x75) or 2,625 square foot (sf) minimum
- b. Traditional small lot: (40x75) or 3,000 square foot (sf) minimum

10. Minimum Usable Outdoor Area. Each alley loaded and traditional small lot shall have a minimum usable private/semi-private outdoor area as outlined below. To be considered “usable,” a minimum width of 5 feet (ft) is required.

- a. Alley loaded small lot: 674 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of side/front yards and front porches.
- b. Traditional small lot: 471 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of back yards, patios and front porches.

The minimum usable outdoor area can be reduced in size for parcels that adjoin open space and have direct visibility from their outdoor area into open space areas. For parcels which are the recipient of a mutual or reciprocal easement, the area within that easement can count towards the minimum usable outdoor area for the “receiving” unit.

A porch/patio cover, open on at least 3 sides, can be included in the minimum usable outdoor area.

11. Lot Coverage. The total area of all building footprints and roofed areas shall not exceed 55 percent (55%) of the total site area which would allow space for outdoor living features such as patio covers and outdoor furniture.

12. Building Setback. All dwelling units shall comply with the following minimum building setbacks:

- a. Alley-loaded small lot dwellings/units:
 - Front: 12.5 feet to living; 10 feet from property line (back of sidewalk) to porch
 - Rear: 5 feet
 - Interior side: 3 feet
 - Street side: 10 feet

- b. Traditional small lot dwellings/units:
- Front: 14 feet to living; 20 feet from back of sidewalk to garage face; 12.5 feet from property line (back of sidewalk) to porch
 - Rear: 10 feet
 - Interior side: 3 feet
 - Street side: 10 feet

13. Accessory Structures

- a. Alley-loaded small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks) above.
- b. Traditional small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks) above, except the rear setback may be 5 feet.

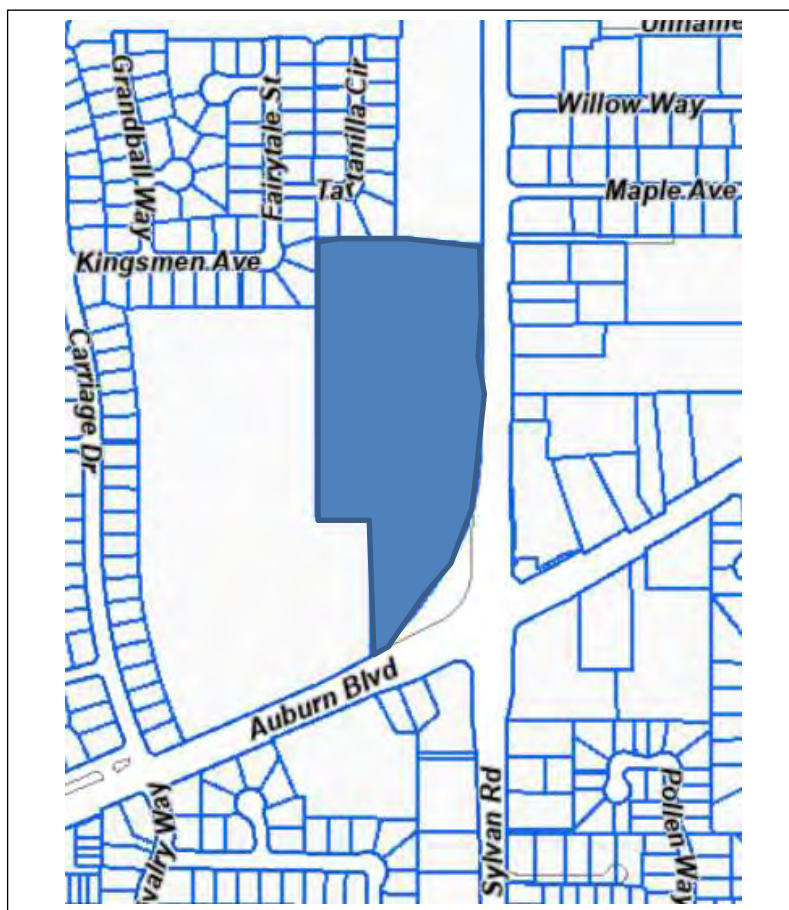


Figure 5-12

106.50.140 is amended to renumber Figure 5-13 to Figure 5-14.

106.50.150 is amended to renumber Figure 5-14 to Figure 5-15.

Section 4: Severability

If any section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

Section 5: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days of its adoption, in a newspaper of general circulation published and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this ____ day of _____ 2023 by the following vote:

AYES: **Council Members:**
NOES: **Council Members:**
ABSENT: **Council Members:**
ABSTAIN: **Council Members:**

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

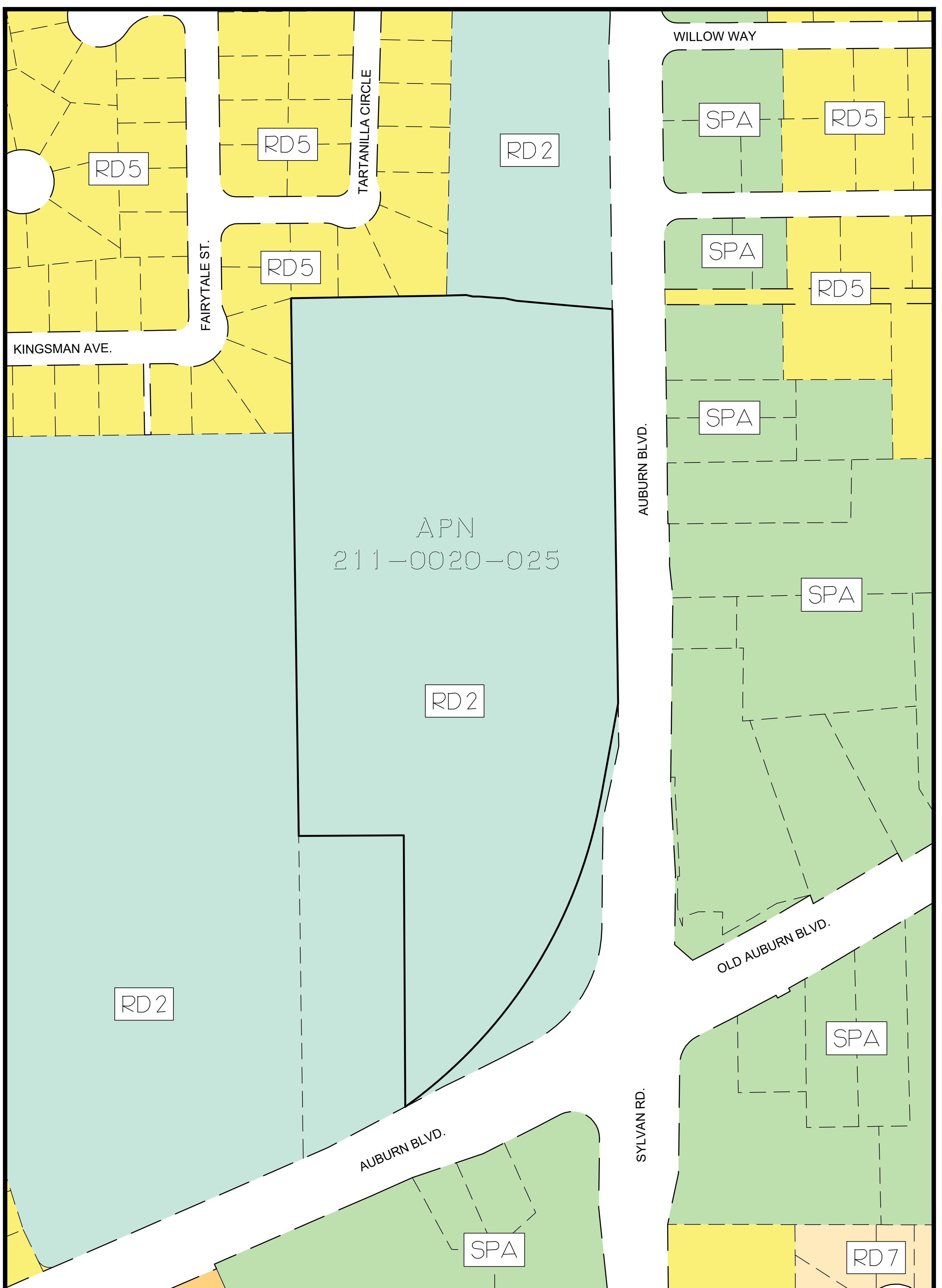
Attachment:

Exhibit A: Rezone Map

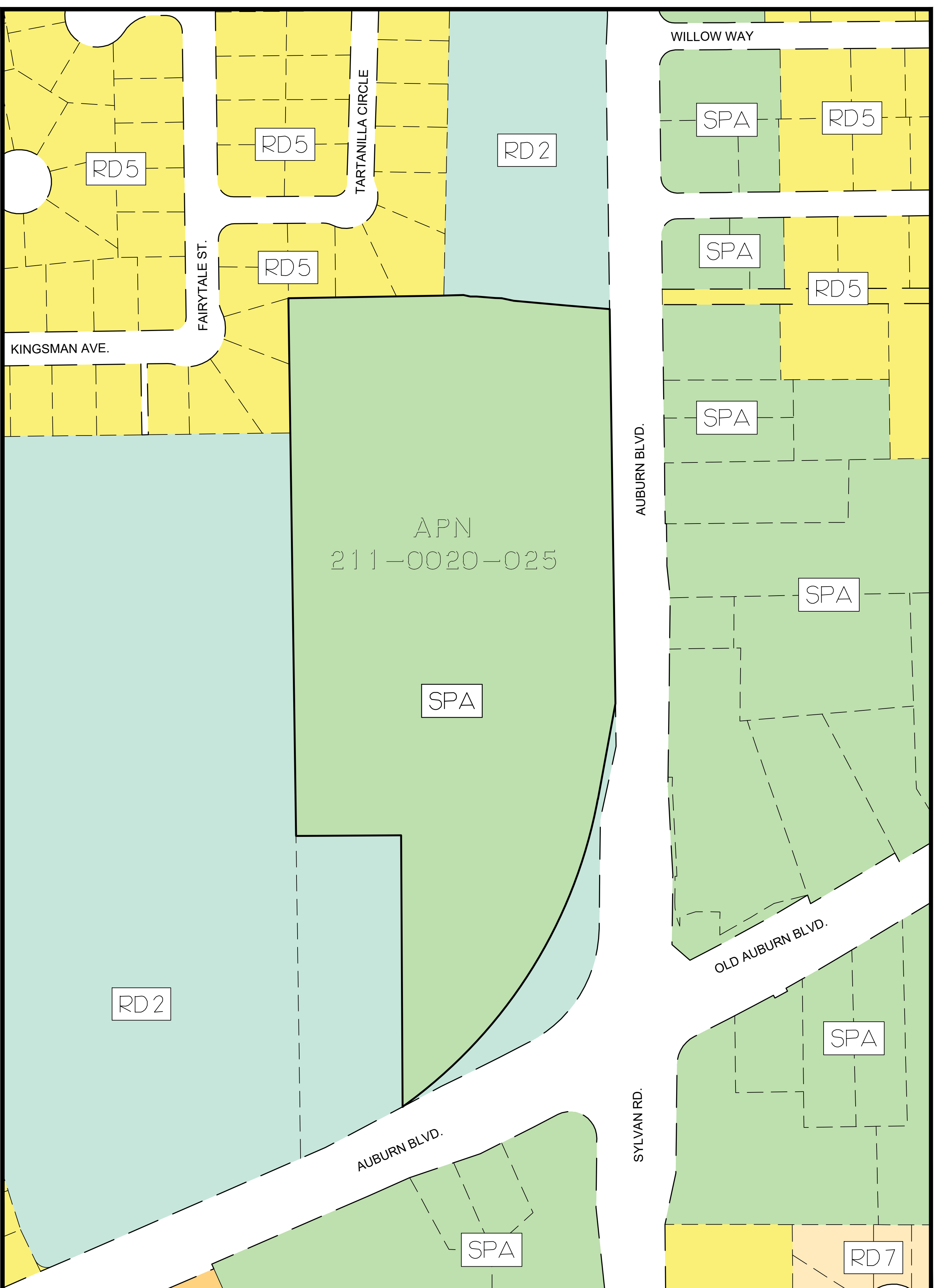
A.3.A



VICINITY MAP
NO SCALE



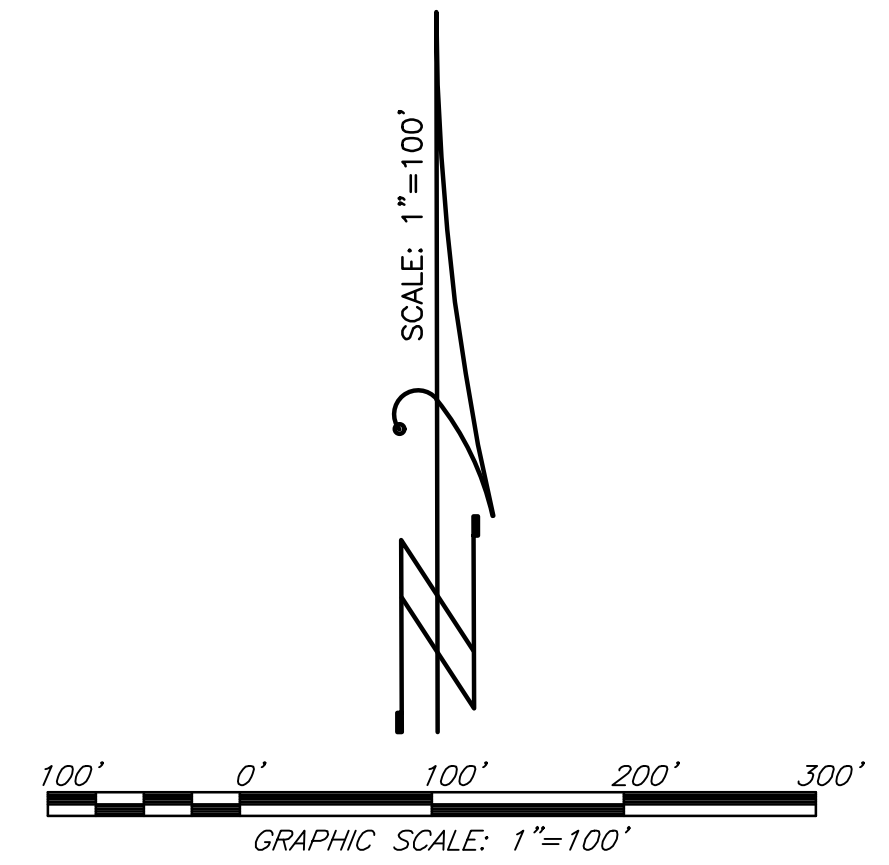
EXISTING ZONING



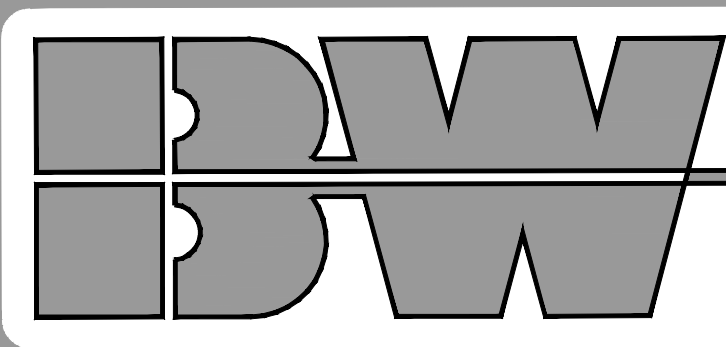
PROPOSED ZONING

LEGEND

- RD2
- RD5
- RD7
- RD10
- SPA



REZONE EXHIBIT
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER 7, 2023



**BAKER WILLIAMS
ENGINEERING GROUP**
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone: (916)331-4336 ~ Fax: (916)331-4430
EMAIL: office@bwengineers.com

RESOLUTION NO. 2023 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AFFORDABLE HOUSING AGREEMENT BETWEEN THE CITY OF CITRUS HEIGHTS AND WOODSIDE HOMES OF NORTHERN CA, FOR THE SYLVAN CORNERS PROJECT LOCATED AT 7137 AUBURN BOULEVARD

WHEREAS, on October 12, 2023, the City Council adopted Resolution 2023-____, a Resolution of the City of Citrus Heights approving the Sylvan Corners Subdivision (“Project”) located at 7137 Auburn Boulevard; and

WHEREAS, Woodside Homes of Northern California (“Developer”) had a Condition of Approval to enter into an Affordable Housing Agreement (“Agreement”); and

WHEREAS, the Agreement shall be in compliance with the approved Project (PLN-22-11) and Government Code 54220 – 54233 (Surplus Lands Act), which requires 15% of the built units be reserved for families of lower-incomes for a 45year period; and

WHEREAS, the Developer has agreed to pay three percent of the sales price for each affordable unit sold to the City for the implementation and oversight of the Affordable Housing Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights does hereby authorize the City Manager to execute the Affordable Housing Agreement and such other documents as may be needed to complete the transition with Woodside Homes of Northern California, for the Sylvan Corners Subdivision.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 12th day of October 2023, by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSENT: **Council Members:**
ABSTAIN: **Council Members:**

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk



11.3 ACRE INFILL SITE

Northwest corner of Sylvan Road,
Old Auburn Blvd and Auburn Blvd

Development Opportunity

The City of Citrus Heights is pleased to present the opportunity to develop an 11.3+/- acre site located at the busy intersection of Sylvan Road, Old Auburn Blvd and Auburn Blvd, locally known as "Sylvan Corners." New Sylvan is envisioned to be a major investment and development opportunity including residential and/or office uses to compliment nearby projects in the area.

See the last page for submittal requirements; responses are due to Meghan Huber at the City of Citrus Heights by October 30th, 2020. She can be contacted at mhuber@citrusheights.net or 916.727.4745 (direct).



Solid roots. New growth.



The City purchased this former school site with the intent of partnering with a developer on an infill project that features residential, office and/or retail uses for the Sylvan Corners area. This April, the City Council established planning goals for the property and viewed several “high-level” development concepts - all of which are contained in this offering.

The City’s goal is to sell the site to a financially capable and experienced developer who would achieve the project goals for the site.

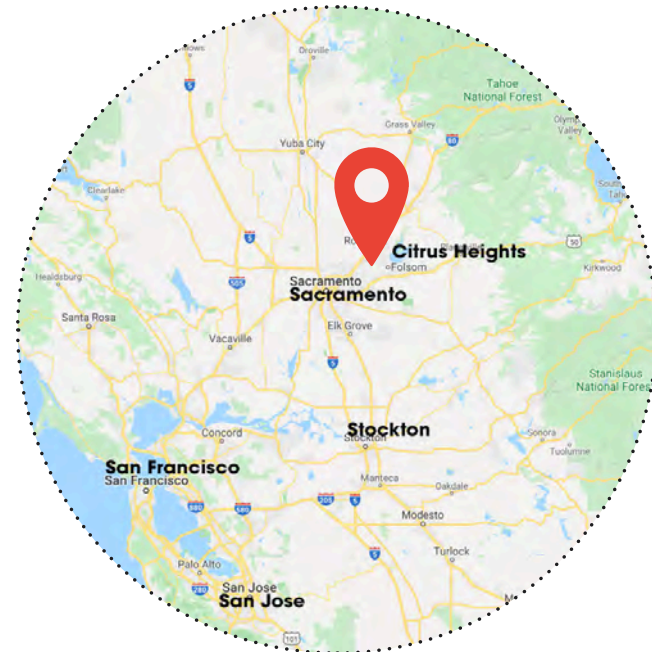


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Residents Love to spend time in one of the numerous public gardens in the vicinity of New Sylvan

Welcome to the Neighborhood.

Located less than 2 miles from I- 80 freeway and situated adjacent to a regional bus stop, the New Sylvan site is very accessible.

The city is home to more than 2,175 businesses and New Sylvan is in a premier for redevelopment and business attraction for Citrus Heights. Within walking distance (<1 mile) of the site are local eateries such as Starbucks, Chando’s Tacos, Haya Sushi, Mr. Pickle’s Sandwich Shop, KFC and Applebee’s, and anchor stores such as Walmart Supercenter and Costco Wholesale.



The community bonds at our weekly Sunrise Mall Farmers Market, coming together for great food and even better company.



Citrus Heights Parks are second to none: With over 18 different parks scattered around the city, enjoy your days outdoors.

Numerous schools are located nearby:

- Sylvan Middle School (0.3 miles)
- Mesa Verde High School (0.7 miles)
- Carriage Drive Elementary (0.7 miles)
- San Juan High School (1.4 miles)
- Mariposa Avenue Elementary (1.5 miles)
- Arlington Heights Elementary (1.8 miles)

Recreation facilities and amenities are also easily accessible

- Stock Ranch Nature Preserve (0.7 miles)
- Van Maren Park (1.1 miles)
- Crosswoods Park (1.2 miles)
- Historic Rusch Home and Gardens (1.3 miles)
- Rusch Park Community Center and Pool (1.3 miles)
- Citrus Heights Community Center (1.7 miles)
- Sunrise Oaks Park (1.8 miles)
- All within 2 miles of the New Sylvan site.

The Community

Citrus Heights is a community of Sacramento County located just north of California's capitol. The community has a population of 88,444 residents. The area has an average household size of 2.6 with a median net worth of \$84,301. The total population has grown by 4% in the last 5 years, and is expected to grow by 2% in the next 5 years.

Citrus Heights is a genuine community: it attracts all ages and has a higher population of both millennials and retirees than other cities its size.

The Unique Opportunity

Geography. Citrus Heights is located in the geographical center of the growing Sacramento region and is about 98% built out — so this opportunity for infill development is rare. New Sylvan presents the unique opportunity to bring fresh development into an established, bustling corridor and community hub. The nearby intersection, known locally as Sylvan Corners, has been updated with walking pathways that will connect New Sylvan to neighboring properties for ultimate community cohesion. This site is uniquely positioned to be a walkable community hub for locals, popular destination for commuters coming to and from work, and easily visited by incoming traffic off the I-80.



Partners. The City is uniquely committed to updating the corridor along New Sylvan, has already begun ushering in popular businesses (like regionally famous Chando's Tacos) and has made serious public investments, including: upgraded complete streets, implementation of underground utilities, updated bike lanes, and separated sidewalks. Developers will appreciate Citrus Heights engaged City leaders, and community members alike, who are driven to move revitalization in the area forward. The City is seeking a master developer to acquire and develop the New Sylvan site to enhance the community and be a source of continued growth.

Neighbors. The international shoe company Bearpaw is headquartered just kitty-corner to New Sylvan, and other significant community staples populate the Auburn Boulevard corridor. Anchor tenant Studio Movie Grill, along with a new Big Lots and Gold's Gym, sit at the other bookend of the Auburn Boulevard/I-80 corridor and are examples of the City's already-present revitalization efforts. City and community support show favor to uses that work well with existing neighbors, including for-sale single family residential, multifamily residential, office and residential-office mixed-use. However, City officials will consider different uses if alternatives best-serve the community.



How will a developer be selected to purchase and develop the site? The City Council adopted these project goals that will be used to evaluate proposals. Please incorporate these in your response.

Planning Goals

Developers are encouraged to propose a development considering the City's planning goals for the site **(not all elements have to be included)**

Concept Goals

- Represent the city's continued commitment to reinvest in Sylvan Corners and Auburn Boulevard
- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch retail center
- Enhance Sylvan Corners as the geographical center of the city and reestablish the area as a cultural and social hub

Design Goals

- Activate the area by fronting all buildings, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.
- Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school
- Provide well-designed parking and service areas to screen these areas from Auburn Boulevard and Sylvan Plaza
- Incorporate Sylvan Plaza into the project design

City council has approved the above Planning Goals to be taken into consideration when reviewing qualification letters.

Land Use Goals

- Consider the property's adjacency to the school and the cemetery
- Encourage commercial uses such as cafes with outdoor dining, offices which incorporate outdoor areas and other similar uses that will connect to the public spaces. Prohibit automotive intensive uses such as gas stations and drive-throughs
- Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing or similar product type.
- Goal of no gas stations or drive thrus

Financial Goals

- The development shall be financially feasible and provide long-term fiscal benefits to the city.



Concept Ideas

The following concepts are not the only building options for New Sylvan, but concepts that were presented to the City Council to provide ideas and examples of how the site can be transformed. The City is open to a wide variety of different concepts and ideas. The City intends to rezone the site when a specific project is approved.

Under state law, 15 percent of any residential units would need to be affordable to low and moderate income households.

Concept: Mixed-Use Residential & Office

This concept shows an integration of residential, office, and a small amount of commercial. The office uses are located adjacent to the public cemetery. Office uses could be professional or medical related. Residential uses could be multifamily as shown here, perhaps even senior housing.

SITE CAPACITY

- 2 story office buildings totaling 100,000 sf with 295 parking stalls on surface parking.
- 100 unit multifamily integrated with limited amount of ground floor commercial.

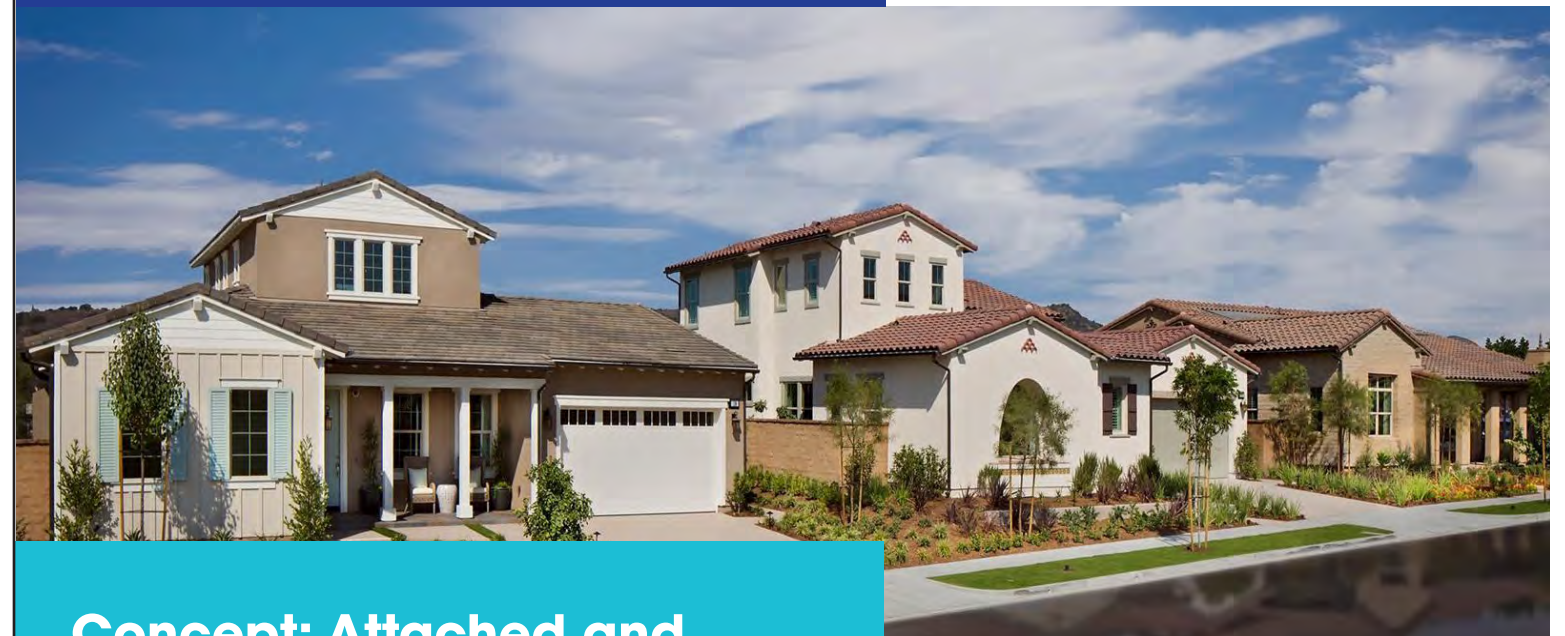


Concept: Multifamily Residential

A multifamily project should have a larger presence along the Auburn Blvd frontage as shown here, again with a limited amount of ancillary retail use on the corner to take advantage of the public plaza.

SITE CAPACITY

- 266 multifamily in 3 and 4 story buildings (15% of which would need to be affordable)
- limited retail commercial on corner
- surface parking (536 spaces total)



Concept: Attached and Detached Single Family

Some combination of townhouse and detached housing, with the townhouses along the front of the site facing Auburn Bl and a shared common area for both types of residential.

SITE CAPACITY

- 84 units total, 20 detached and 64 attached; 15% of residential affordable
- Small (~12,000 sf retail building on corner taking advantage of existing new public plaza and visibility.
- Surface parking (2 spaces per unit, plus 5 spaces per 1,000 sf on commercial)



Anticipated Process

July 8, 2020 - Offering Memorandum Released

October 30, 2020 - Proposals Due to mhuber@citrusheights.net by 5 pm.

Nov 2020 - City staff and Project Committee screen proposals and select short list for interview

Jan 2021 - Interviews with shortlisted proposers

Developer Submittal Requirements

Qualified developers are asked to submit a Letter of Interest that shall include, but not be limited to, the following details:

- Terms and conditions for purchase and closing, including purchase price and all contingencies.
- Proof of financing for purchase and development (cash statements, letter of credit, etc)
- Bios of the development team (sponsor, investors, and consultants)
- Description of proposed conceptual development program to be pursued by developer at a minimum identifying number and density of residential units, 15% on-site inclusionary housing, commercial square footage by type, stories/height, parking plan, and amenities.
- Demonstration how the City's Planning Goals are best achieved.
- Entitlements and any other assistance sought from City.
- Case studies and city reference contact for 3 similar projects completed in the last 5 years.

Only complete submittals received by 5 pm on October 30, 2020 will be considered. All proposals and any questions should be directed to **Meghan Huber with Citrus Heights at mhuber@citrusheights.net or 916.727.4745 (Direct).**

PRESENTED BY





CONCEPT GOALS

THE SYLVAN 40 PROPERTY IS A PLACE OF CULTURAL AND SOCIAL SIGNIFICANCE FOR CITRUS HEIGHTS. THE DEVELOPMENT OF THE PROPERTY SHALL MEET THE FOLLOWING CONCEPT GOALS.

- Represent the city's continued commitment to reinvest in Sylvan Corners and Auburn Boulevard.
- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch retail center.
- Enhance Sylvan Corners as the geographical center of the city and reestablish the area as a cultural and social hub.



DESIGN GOALS

THE SYLVAN 40 PROPERTY IS A GATEWAY TO THE BOULEVARD AND ITS FUTURE DEVELOPMENT WILL SERVE AS A CATALYST FOR CONTINUED REVITALIZATION OF THE AREA. DEVELOPMENT OF THE PROPERTY SHALL MEET THE FOLLOWING DESIGN GOALS.

- Activate the area by fronting all building, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.
- Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school.
- Provide well-designed parking and service areas to screen these areas from Auburn Boulevard and Sylvan Plaza.
- Incorporate Sylvan Plaza into the project design.



LAND USE GOALS

THE SYLVAN 40 PROPERTY IS ESSENTIAL TO THE CONTINUED IMPROVEMENT OF THE BOULEVARD. THE PROPERTY MAY BE DEVELOPED WITH A VARIETY OF LAND USES WHICH COMPLEMENT THE AREA AND THE SURROUNDINGS. PROPOSED USE(S) SHALL CONSIDER THE FOLLOWING OVERALL LAND USE GOALS.

- Consider the property's adjacency to the school and the cemetery.
- Encourage commercial uses such as cafes with outdoor dining, offices which incorporate outdoor areas and other similar uses that will connect to the public spaces. Prohibit automotive intensive uses such as gas stations and drive-throughs.
- Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing or similar product type.



FINANCIAL GOALS

THE CITY PURCHASED THE SYLVAN 40 PROPERTY TO PLAY AN ACTIVE ROLE IN ITS FUTURE DEVELOPMENT. THE CITY HAS LONG RECOGNIZED SYLVAN CORNERS AS A PIVOTAL PIECE TO ATTRACTING PRIVATE INVESTMENT IN THE AREA. THE FOLLOWING IS THE CITY'S KEY FINANCIAL GOAL WHEN CONSIDERING DEVELOPMENT OF THE PROPERTY.

- The development shall be financially feasible and provide long-term fiscal benefits to the city.

Final Report

Sylvan Corners Residential Project

Transportation Impact Study

Prepared for:



Prepared by:

FEHR & PEERS

October 11, 2022

RS22-4176

Chapter 1. Introduction

This study addresses the potential transportation impacts associated with the proposed Sylvan Corners Residential Project to be situated in the northwest quadrant of the Auburn Boulevard/Sylvan Road/Old Auburn Road intersection in the City of Citrus Heights. Intersection operations, site access, and vehicle miles traveled (VMT) are analyzed in this report.

Page 29 of this report contains the study recommendations.

REPORT ORGANIZATION

This report is organized into the following seven chapters:

- Chapter 1 – Introduction
- Chapter 2 – Existing Conditions
- Chapter 3 – Existing Plus Project Conditions
- Chapter 4 – Cumulative Conditions
- Chapter 5 – Project Access and On-Site Circulation Review
- Chapter 6 – Vehicle Miles Traveled (VMT) Analysis Cumulative Conditions
- Chapter 7 – Recommendations

PROJECT OVERVIEW

According to the project site plan (*Sylvan Corners*, Baker Williams Engineering Group, June 2022), the proposed project includes construction of 95 single family dwelling units, including 80 market rate units and 15 affordable units. The project site is currently undeveloped and in the area of the city known as Sylvan Corners. Adjacent land uses include a cemetery and residential to the north, a middle school to the west, and a blend of retail/restaurant uses, and limited office, industrial, churches, and other supporting uses to the south and east.

Figure 1 displays the project site plan including proposed access points. As displayed, access is proposed via one left in/right in/right out intersection (Project Access 1) and one right in/right out intersection (Project Access 2) on Auburn Boulevard.

STUDY AREA AND TIME PERIODS

This study follows applicable procedures described in the *City of Citrus Heights Transportation Impact Study (TIS) Guidelines* (February 2021). The City's *TIS Guidelines* provide guidance on a variety of study parameters ranging from analysis scenarios, study locations, and specific analysis methods.

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Figure 1
Project Site Plan

Project effects are studied at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection, whose close proximity to the project site is illustrated on Figure 1. Additionally, the signalized midblock pedestrian crossing on Auburn Boulevard and southbound left turn lane between the two project accesses on Auburn Boulevard are also studied. Operations are analyzed for weekday AM and PM peak hour conditions.

ANALYSIS SCENARIOS

The following scenarios are analyzed in this study:

- Existing Conditions – represents baseline 2019 (pre-COVID-19 Pandemic) conditions.
- Existing Plus Project Conditions – represents existing conditions with the addition of the project.
- Cumulative No Project Conditions – reflects forecasted growth in the City to year 2040. This scenario assumes the Old Auburn Road Complete Streets Plan is completed and the proposed project site remains vacant.
- Cumulative Plus Project Conditions – reflects cumulative conditions with the addition of the project.

ANALYSIS METHODOLOGY

Level of service is a qualitative measure of traffic operating conditions whereby a letter grade, from A (the least congested) to F (the most congested), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. In general, LOS A represents free-flow conditions with no congestion, and LOS F represents severe congestion and delay under stop-and-go conditions. **Table 1** displays the average delay ranges associated with each LOS category. For signalized intersections, LOS is based on the average delay experienced by all vehicles passing through the intersection.

Table 1: Intersection Level of Service Definitions

Level of Service	Signalized Intersection Average Control Delay (seconds/vehicle) ¹
A	0 – 10.0
B	10.1 – 20.0
C	20.1 – 35.0
D	35.1 – 55.0
E	55.1 – 80.0
F	> 80.0

Notes:

¹ Control delay includes initial deceleration delay, queue move-up time, stopped delay, and acceleration delay based on Highway Capacity Manual (Transportation Research Board, 2016).

Source: Fehr & Peers, 2022.

Traffic operations at the study intersection were analyzed using procedures contained in the *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016). These methodologies were applied using the SimTraffic software program, which is a micro-simulation model that considers the effects of lane utilization, turn pocket storage lengths, upstream/downstream queue spillbacks, and coordinated signal timings on intersection queuing and delays. Reported results are based on the average of 10 runs.

The City's *TIS Guidelines* specify the use of a 1.0 peak hour factor (PHF) to report average conditions over the entire peak hour. Applying a field-measured PHF (which is a measure of traffic intensity during the busiest 15-minutes) would otherwise result in reported conditions for that peak 15-minute period. Because this study relies on the existing conditions analysis completed in 2019 for the Old Auburn Complete Streets Plan, it utilizes the field-measured PHFs of 0.94 during the AM peak hour and 0.96 during the PM peak hour.¹

LEVEL OF SERVICE STANDARDS

The *City of Citrus Heights General Plan* (amended 2019) contains various transportation related goals and policies. Those relevant to this study are listed below.

Policy 29.2: Measure customer satisfaction related to vehicle travel using level of service (LOS) according to procedures in the latest version of the Highway Capacity Manual published by the Transportation Research Board. The City will strive to achieve LOS E or better conditions for City roadways and intersections during peak hours (these may include weekday, AM, Mid-Day, and PM hours as well as Saturday Mid-Day or PM peak hours). The intent of this policy is to effectively utilize the roadway network capacity while balancing the desire to minimize potential adverse effects of vehicle travel on the environment and other modes.

Exceptions to LOS E are allowed for both roadway segments and intersections along the following streets:

- *Sunrise Boulevard – south City limits to north City limits*
- *Greenback Lane – west City limits to east City limits*
- *Old Auburn Road – Sylvan Road to Fair Oaks Boulevard*
- *Antelope Road – I-80 to Auburn Boulevard*
- *Auburn Boulevard – Old Auburn Road to northern City limits*

According to this policy, an exception to LOS E is allowed at the study intersection given its location. Policy 29.2 specifies that turn pocket lengthening and signal timing modifications (in lieu of widening of exempt roadways) may be considered for development projects that adversely affect vehicle travel and other modes.

¹ These PHFs represent conditions with relatively little peaking. Had a 1.0 PHF instead been utilized, intersection delays would have increased only marginally (i.e., by a couple of seconds).

Chapter 2. Existing Conditions

This chapter describes the existing roadway, bicycle, pedestrian, and transit network within the study area.

EXISTING ROADWAY NETWORK

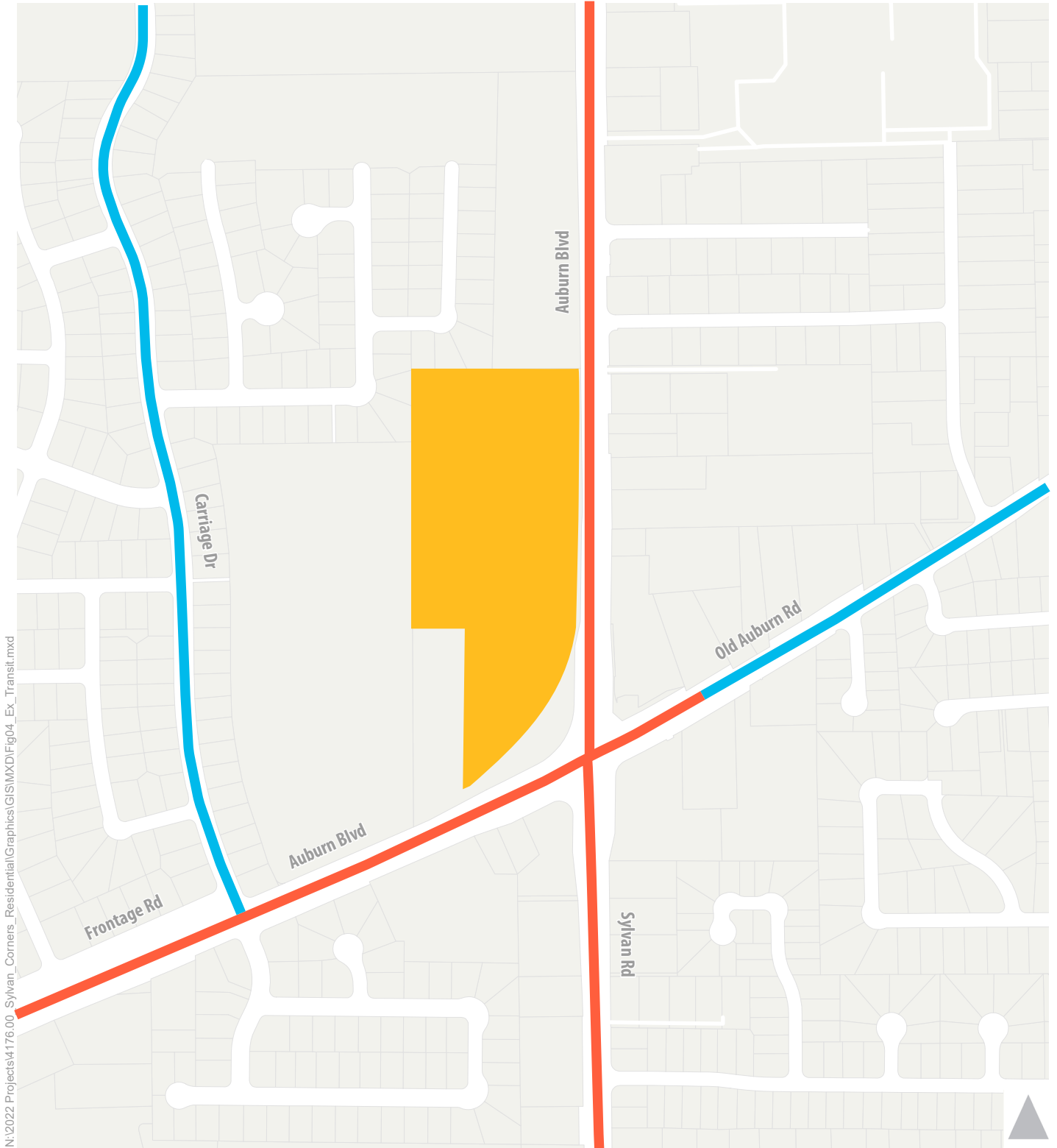
Figure 2 displays the existing roadway network in the study area. The following are descriptions of the primary roadways in the vicinity of the Project:

- **Auburn Boulevard (north)** is a four lane north/south, median-divided arterial that provides access to a variety of land uses, major east/west arterials, and ultimately connects to Interstate 80 (I-80) before turning into Riverside Avenue in Roseville. Within the project vicinity, it has a posted speed limit of 40 miles per hour (mph) and prohibits on-street parking. The City's truck route map identifies Auburn Boulevard from the north City limits to Stock Ranch Commercial Center as a local truck route.
- **Auburn Boulevard (west)** is a four lane east/west arterial that provides access to Greenback Lane and ultimately, I-80 and the Capital City Freeway. Auburn Boulevard provides access to the Stock Ranch Commercial Center. It has a posted speed limit of 40 mph.
- **Old Auburn Road** is generally an east/west minor arterial that fluctuates between 2-4 lanes. It provides access to a variety of land uses, major north/south arterials, and provides a connection between Citrus Heights and Roseville. It has a posted speed limit of 35 mph.
- **Sylvan Road** is a four lane north/south arterial between Sylvan Corners and Greenback Lane. It provides access primarily to residential land uses and City Hall, and is also used for general north/south travel through the City. It has a posted speed limit of 40 mph.

EXISTING BICYCLE AND PEDESTRIAN NETWORK

Figure 3 displays the existing bicycle and pedestrian network in the study area. As displayed, contiguous Class II bike lanes (on-street with appropriate pavement markings and signage) are present on Sylvan Road, Auburn Boulevard, and Old Auburn Boulevard. The channelized right-turn islands in the northwest, southwest, and northeast quadrants of the intersection feature poles with push-button bicycle detection immediately adjacent to the Class II bike lane, allowing activation of the crosswalk in the northbound, southbound, and westbound directions. During the AM peak hour, there were a total of 11 pedestrian crossings and nine bicyclists. During the PM peak hour, there were 24 pedestrian crossings and 10 bicyclists.

Sidewalks are continuous along the project frontages on Auburn Boulevard. Crosswalks are present on all legs of the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection and feature yellow striping (indicative of the presence of a school) and a red brick pavement treatment for enhanced visibility.



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Project Site

Number of Lanes



2

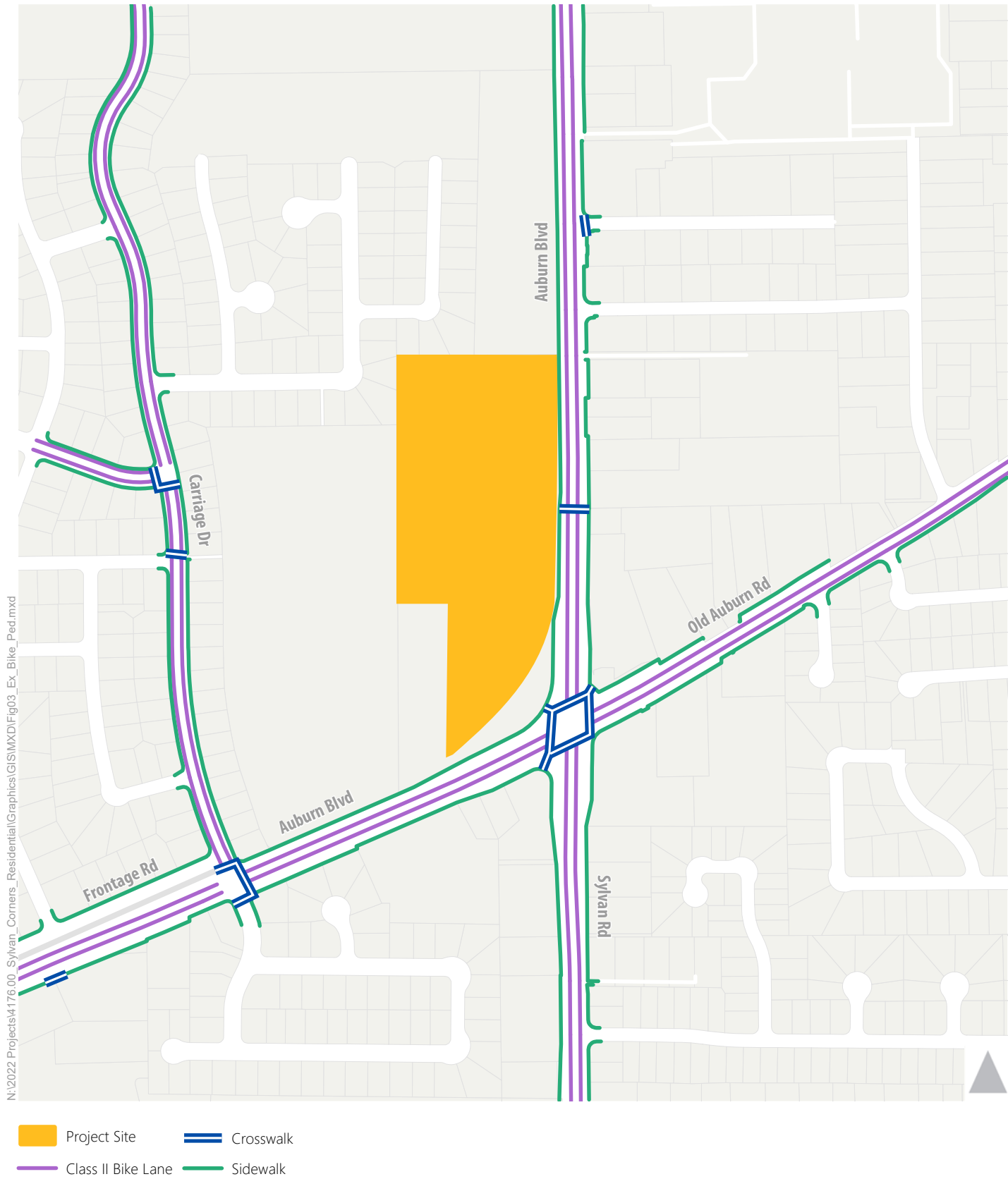


4

*Note: Number of
lanes only shown
for Arterial and
Collector streets.*



Figure 2
Existing Roadway Network



Note: Bicycle and Pedestrian facilities are not shown for local and residential roadways.

Figure 3
Existing Bicycle and Pedestrian Facilities

A mid-block signalized pedestrian crosswalk is present on Auburn Boulevard about 580 feet north of the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection.

EXISTING TRANSIT FACILITIES AND SERVICES

Figure 4 displays existing facilities and services in the study area. As displayed, Sacramento Regional Transit (SacRT) Route 25 operates within the study area. This route begins at the Louis / Orlando Transit center near the Roseville/Citrus Heights border, and extends southeasterly, terminating at the Marconi/Arcade light rail station. Buses operate on 30 minute headways from approximately 6 AM to 11 PM on weekdays.

As shown on Figure 4, southbound buses stop on Auburn Boulevard immediately south of the mid-block crosswalk. Northbound buses stop on Auburn Boulevard at two locations: one is 275 feet north of the mid-block crosswalk and the other is 330 feet south of the mid-block crosswalk. At all locations shown, buses stop in the Class II bike lane. None of the stops feature pullout lanes or shelters.

SacRT also offers SmarT Ride, which is a door-to-door transit service provided in select geographic areas (such as Citrus Heights). Riders can request a ride by making a request on a mobile app, and specifying the pick-up and destination address, both of which must be within the Citrus Heights service zone. The mobile app will provide passengers with an estimated pick-up time and drop off window, which is a function of overall demand.

TRAFFIC VOLUMES

Traffic counts were conducted at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection on January 23, 2019 for the Old Auburn Road Complete Streets Plan. The counts included intersection turning movements, heavy vehicles, bicyclists, and pedestrians. During the counts, weather conditions were dry, schools were in session, and no unusual traffic events occurred. The AM peak hour occurred between 7:15 AM to 8:15 AM, and the PM peak hour occurred between 5:00 and 6:00 PM. Trucks represented 1% of AM peak hour traffic and 2% of PM peak hour traffic.

Fehr & Peers conducted a new set of traffic counts at the study intersection on April 7, 2022 while schools were in session. As expected, traffic volumes were generally lower than the January 2019 counts due to the continued effects of the COVID-19 Pandemic on travel.² Thus, this study relies on the January 2019 counts (refer to **Appendix A** for existing volumes).

² The April 2022 counts were 6% lower during the AM peak hour and 8% lower during the PM peak hour than the January 2019 traffic counts.

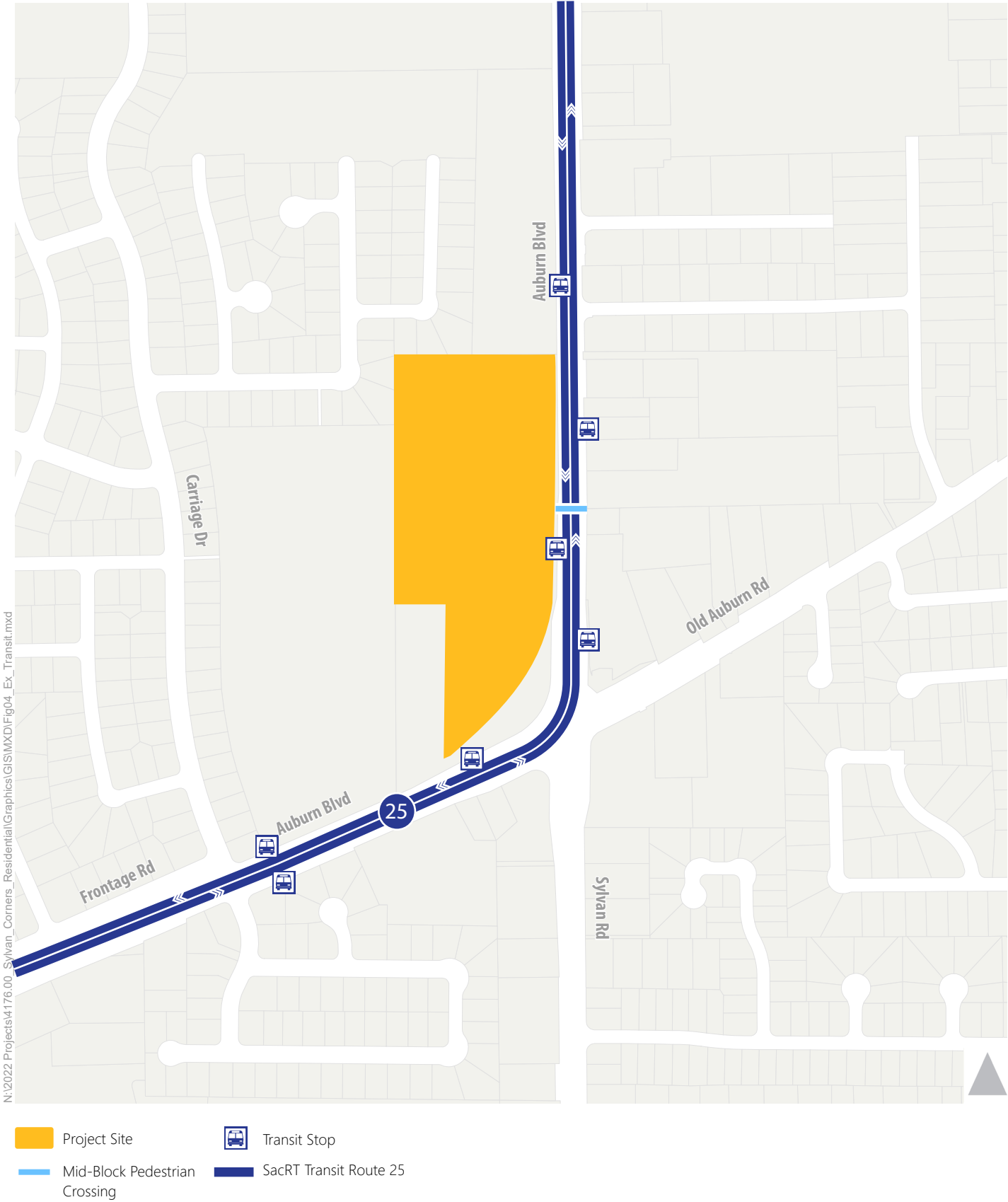


Figure 4
Existing Transit Facilities

The April 2022 counts included maximum queue observations for the southbound left-turn pocket (due to the project's expected usage of this lane. **Table 2** compares the January 2019 versus April 2022 counts for this movement. While the turning volumes are considered modest, the number of queued vehicles was considerable (7 or 8 vehicles during each peak hour).

Table 2 – Existing Southbound Left-Turn Lane Volumes and Queues at the Sylvan Road/Auburn Boulevard/Old Auburn Road Intersection

Movement	Available Storage	AM Peak Hour			PM Peak Hour		
		January 2019 Traffic Volume ^{1,2}	April 2022 Traffic Volume ²	April 2022 Maximum Queue ³	January 2019 Traffic Volume ^{1,2}	April 2022 Traffic Volume ²	April 2022 Maximum Queue ³
Southbound Left/U-Turn	260 feet	48 veh	67 veh	175 feet	69 veh	46 veh	200 feet

Notes:

¹ Maximum queue observations were not collected in January 2019.

² Near switch in January 2019 and April 2022 AM and PM peak hour volumes is a coincidence and not a technical erratum.

³ Calculated assuming 25 feet per queued vehicle.

Source: Fehr & Peers, 2022

This level of queuing is driven the following:

1. Peak 15-Minute Flows – Utilization of the southbound left-turn surged from 8:15 to 8:30 AM and from 5:15 – 5:30 PM³, due perhaps to nearby school start times and/or the workday concluding.
2. Lengthy Cycle Length – During peak hours, this intersection operates with cycle lengths in the 120 to 180 second range (depending on vehicle demand and pedestrian WALK interval requests). Longer cycle lengths are often associated with more lengthy queues.
3. Leading Left Phase – the northbound and southbound left-turn movements operate with concurrent, leading protected left-turn phasing. However, by the time this phase is called, southbound through queues have typically built up, causing left-turning motorists to not be able to access the turn lane. The consequence is a buildup of left-turning vehicles that accumulate in the left-turn pocket (after the left-turn green interval has ended). **Image 1** below illustrates this condition.

³ The southbound left-turn exhibited a PHF in the range of 0.70- 0.75.



Image 1: View of southbound through traffic blocking access to left-turn lane.

The following additional data was collected in April 2022:

- *Number of pedestrians/bicyclists using signalized midblock crosswalk during the PM peak hour.* During the PM peak hour, 4 pedestrians used the signalized crosswalk.
- *Number of southbound left turning vehicles and (illegal) u-turning vehicles on Auburn Boulevard at Sylvan Corners Plaza during the AM and PM peak hours.* There were fewer than 5 vehicles per hour turning left into the Sylvan Corners Plaza during each peak hour. A “No-Turn” sign is posted in the median. Field observations did not reveal any illegal u-turns.

INTERSECTION OPERATIONS

The Sylvan Road/Auburn Boulevard/Old Auburn Road intersection operates with protected left-turn phasing on the northbound and southbound approaches. The eastbound and westbound approaches operate with split phasing.⁴ The intersection currently operates at LOS C (34 seconds of delay per vehicle) during the AM peak hour and LOS D (43 seconds of delay per vehicle) during the PM peak hour (see **Appendix A** for calculations).

⁴ Although no shared left/through lanes are present, the intersection is not operated with protected left-turns because left-turns cannot be made simultaneously due to the intersection skew (see skip striping within intersection).

Chapter 3. Existing Plus Project Conditions

This chapter analyzes the potential traffic impacts of the proposed project on the surrounding roadway system under existing conditions.

PROJECT SITE PLAN AND VEHICULAR ACCESS

As previously noted, the project proposes access via two intersections on Auburn Boulevard. The northern intersection (Project Access 1) would be left in/right in/right out only and while the southern intersection (Project Access 2) would be right in/right out only. These accesses would be 825 feet and 350 feet, respectively, north of the southbound limit line at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection

PROJECT TRAVEL CHARACTERISTICS

Trip Generation

The City of Citrus Heights' *Transportation Impact Analysis Guidelines* (2021) indicate that, when possible, trip generation rates should be derived from local empirical data, rather than trip rates identified in the most recent version of the Institute of Transportation Engineer's *Trip Generation Manual*. The Guidelines note that the sample used for non-standard (i.e. non-ITE) trip rates should include at least three similar facilities in Citrus Heights or neighboring jurisdictions with similar characteristics.

Fehr & Peers collected local empirical data in May 2017 for the Mitchell Farms EIR. The data was collected at three existing detached single family residential sites located in Citrus Heights over two days during the AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:30 PM) peak periods. Daily, AM peak hour, and PM peak hour trip rates for each site were developed based on the data collected. These trip rates were used to develop one weighted average trip rate for detached single family developments for each respective time period. **Table 3** displays the location of each count, number of units, the individual trip rates for each site, and the weighted average trip rate for the single family detached developments that were counted.

The weighted average daily, AM peak hour, and PM peak hour trip rates displayed in Table 3 are used to estimate the proposed project's trip generation as these rates represent local empirical data and were collected under pre-COVID-19 conditions. **Table 4** displays the project trip generation using the rates previously described. As shown, the project is estimated to generate approximately 680 daily trips with 61 occurring during the AM peak hour and 65 occurring during the PM peak hour.

Table 3 – Trip Generation Study Site Characteristics

Project Location	Number of Units	Type	Trip Rate ¹						
			Daily Rate ²	AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out
Sundance Drive	141	Single-family detached	7.00	0.61	0.21	0.79	0.68	0.64	0.36
Wigwam Drive	42	Single-family detached	7.12	0.65	0.35	0.65	0.65	0.69	0.31
Kifisia Way	59	Single-family detached	7.56	0.69	0.32	0.68	0.70	0.51	0.49
Single-Family (SF) Weighted Average			7.16	0.64	0.26	0.74	0.68	0.62	0.38

Notes:

¹ Fehr & Peers conducted counts in the AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:30 PM) peak periods over 2 days, on May 9 and 10, 2017. Fehr & Peers calculated the peak hour of each peak period, and then the average number of peak hour trips.

² In order to determine daily rates, Fehr & Peers developed a K-factor between ITE peak hour rates and ITE daily rates. This equation was the sum of the observed trip rates for AM and PM peak hours, divided by the sum of the ITE trip rates for AM and PM peak hours, multiplied by the daily ITE trip rate.

Source: Fehr & Peers, 2017.

Table 4 – Project Trip Generation

Land Use	Quantity (DU)	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	95	680	16	45	61	40	25	65

Notes:

¹ Trip generation is based on trip rates developed using data collected for the Mitchell Farms EIR in 2017.

Source: Fehr & Peers, 2022

Trip Distribution

The project site is located within the City's Neighborhood Association #2 (Rusch Park), which is bounded by Auburn Boulevard to the south and east, Van Maren Lane to the west, and I-80 to the north. The area north and west of the project site is predominantly residential (though a couple of schools and businesses are also situated in this area). The travel behavior of this neighborhood was estimated by reviewing the directionality of

vehicles entering/exiting its primary access points along Auburn Boulevard.⁵ Given the project's close proximity to this primarily residential area, it would be expected to have similar spatial trip distribution characteristics. In 2000 and 2004, Fehr & Peers collected traffic counts at the following intersections:

- Auburn Boulevard/Kanai Avenue
- Auburn Boulevard/San Tomas Drive
- Auburn Boulevard/Raintree Drive
- Auburn Boulevard/Carriage Drive

Because the area was built out by that time and residential trip generation rates are unlikely to have materially changed between the two dates, the difference in count years was not of concern. The project's expected trip distribution is expected to differ by travel direction given the permitted driveway movements. Refer to **Figure 5** for expected percentages, which were informed by the 2000/2004 counts, existing (2022) turning movement volumes at the study intersection, and the location of complementary land uses (e.g., shopping, employment, and schools).

Inbound Trips

Figure 5 indicates that 40% of inbound project trips would arrive from the south on Sylvan Road. Inbound trips to residential developments are greatest during the PM peak hour. During this time period, project residents would be returning home from a variety of destinations to the south including employment centers and shopping along Greenback Lane. This route would also be used for longer distance commute trips returning from the job centers in Rancho Cordova to the south.

Outbound Trips

Figure 5 shows that 35% of outbound project trips would be distributed to/from the west on Auburn Boulevard. This percentage reflects the project's location near the Stock Ranch Retail Center to the west, and the ease of accessing westbound I-80 (to reach downtown Sacramento) via Greenback Lane. Figure 5 indicates 20% of outbound trips would be distributed to the north on Auburn Boulevard. Due to the fact that left outs are prohibited at both project driveways, motorists would have to travel south on Auburn Boulevard and make a u-turn at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection.

Figure 6 displays project-only trips at both project access points and the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection based on the trip generation and distribution estimates described above.

⁵ This approach acknowledges that some of these trips may enter/exit the neighborhood via connections on Antelope Road or Van Maren Lane. The final trip distribution percentages consider the limitation inherent in this approach.



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X% / Y%



Inbound / Outbound Trip Distribution Percentage



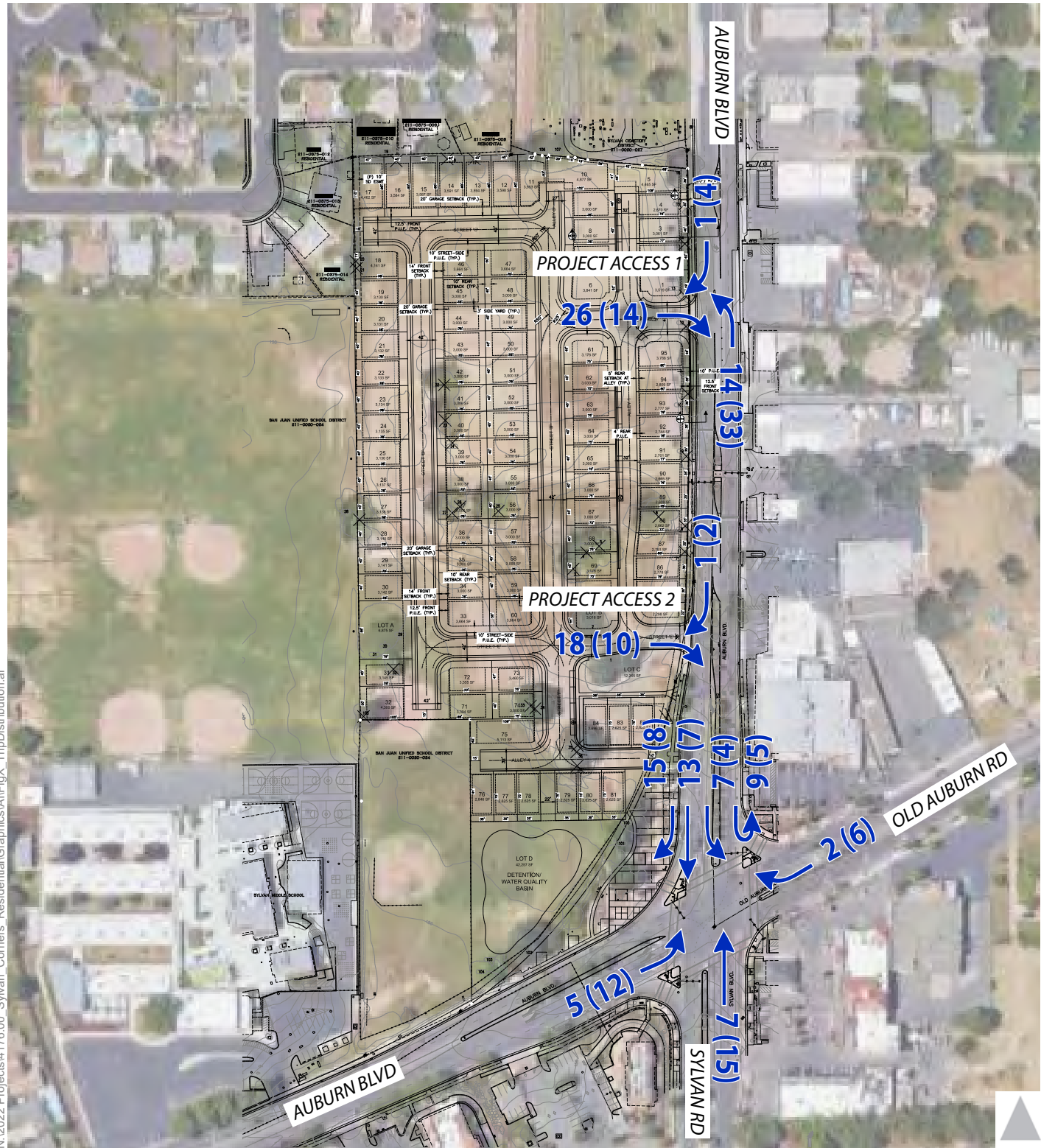
Project Site



Note: Outbound left-turns would be prohibited at each project access. Thus, project trips destined to the north would need to perform a u-turn at the Auburn Blvd/Auburn Rd/Sylvan Rd intersection.

Figure 5
Project Trip Distribution

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x (x) AM (PM) Volumes



Figure 6
Peak Hour Traffic Volumes
and Lane Configurations -
Project Only Conditions

INTERSECTION OPERATIONS

Table 5 displays the operational results at the study intersection under Existing Plus Project conditions (refer to **Appendix B** for technical calculations). As shown, the project would result in modest increases in delay during the AM peak hour and no changes in delay during the PM peak hour.

Table 5. Intersection Operations – Existing Plus Project Conditions					
Intersection	Control	Existing Conditions		Existing Plus Project Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1. Sylvan Road/Auburn Boulevard/Old Auburn Road	Signal	C / 34	D / 43	D / 37	D / 43

Notes:

For signal control, the overall intersection LOS and control delay (in seconds per vehicle) is reported.

Source: *Fehr & Peers, 2022*.

The project would add 44 AM peak hour trips and 24 PM peak hour trips to the southbound Auburn Boulevard approach to the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection. This would represent a 4% increase in AM peak hour traffic and 2% increase in PM peak hour traffic over existing volumes. SimTraffic results showed almost no changes in vehicle queuing on this approach⁶. The project would add 16 AM peak hour trips and 9 PM peak hour trips to the southbound left-turn lane. As indicated in Table 3, maximum queues in this lane do not currently occupy the entirety of the turn lane storage. Project trips would not cause the queue to exceed the available storage. Hence, no changes in turn lane storage are required to accommodate project trips.

⁶ Some movements experienced a 25-foot increase in the maximum queue, while others experienced a 25-foot decrease in the maximum queue. Given the project's modest changes in traffic, these changes are due to random variation in the SimTraffic model runs and output.

Chapter 4. Cumulative Conditions

This chapter analyzes the impacts of the proposed project under cumulative conditions.

TRAFFIC FORECASTS

The cumulative no project forecasts represent anticipated growth in the City of Citrus Heights and surrounding communities by 2040. The following data points/sources were identified:

- The Sacramento Area Council of Government's (SACOG) SACSIM travel demand model predicts a 7% increase in total traffic at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection between 2016 and 2040.
- Between 2000 and 2019, the total increase in traffic at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection (excluding movements to/from Auburn Blvd. to the west due to Stock Ranch Retail Center construction after 2000) was 4% during the AM peak hour and 3% during the PM peak hour.
- Fehr & Peers recently completed the Development Impact Fee (DIF) road fee study for the City. That study used SACOG land use projections, which showed a 7% increase in residential and 26% increase in jobs. However, much of that growth is within the Sunrise Tomorrow Specific Plan (Sunrise Mall property) and is unlikely to pass through the study intersection.

Given the above and a preference to be reasonably conservative, City staff and Fehr & Peers determined that a 10% increase in the existing volumes at the study intersection would be a reasonable approach to develop a cumulative no project condition.

INTERSECTION OPERATIONS

The cumulative analysis assumes the Old Auburn Road Complete Streets Plan improvements are constructed, which results in the following changes at the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection:

- The westbound approach is modified to remove one left turn lane and extend the remaining left turn lane to 300 feet.
- The eastbound and westbound approaches are modified to operate with protected left-turn (versus current split) phasing. Due to the intersection's geometry, the left-turns cannot operate concurrently, thereby resulting in lead/lag left-turns.

Signal timings were optimized under Cumulative No Project conditions. No other intersection modifications are included in the analysis.

Project trips were added to Cumulative No Project forecasts consistent with the trip distribution displayed on Figure 5. **Table 6** displays the operational results at the study intersection under Cumulative No Project and Cumulative Plus Project Conditions. As shown, the project would result in modest increases in delay (i.e., two seconds or less) during both the AM and PM peak hours.

Table 6. Intersection Operations – Cumulative Conditions

Intersection	Control	Cumulative No Project Conditions		Cumulative Plus Project Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1. Sylvan Road/Auburn Boulevard/Old Auburn Road	Signal	D / 35	D / 53	D / 36	E / 55

Notes:

For signal control, the overall intersection LOS and control delay (in seconds per vehicle) is reported.

Source: *Fehr & Peers, 2022.*

Chapter 5. Project Access and On-Site Circulation Review

This chapter reviews project access and on-site circulation.

PROJECT ACCESS REVIEW

Project Access Throat Depths

SimTraffic was used to estimate the required throat depth for the eastbound (outbound) movement at each intersection. **Table 7** displays the expected maximum queue under Cumulative Plus Project Conditions (when queuing is anticipated to be greatest). Technical calculations are displayed in **Appendix C**.

Table 7: Maximum Queue – Cumulative Conditions				
Intersection	Movement	Storage	AM Peak Hour	PM Peak Hour
1. Auburn Boulevard/Project Access 1	Eastbound Right Turn	100 feet	75 feet	50 feet
2. Auburn Boulevard/Project Access 2	Eastbound Right Turn	75 feet	50 feet	75 feet

Notes:

Results based on SimTraffic.

Storage is estimated based on the project site plan.

Source: Fehr & Peers, 2022.

As shown, the throat depth provided at each project access is sufficient to accommodate the expected outbound queues at each intersection. Hence, no site plan modifications are required to accommodate outbound vehicle storage.

Northbound Left Turn Ingress Lane at Project Access 1

As part of the Auburn Boulevard Complete Streets improvements project constructed in 2013/2014, a channelized northbound left-turn lane with 160 feet of vehicle storage was constructed at Project Access 1⁷. The SimTraffic model results for Cumulative Plus Project conditions show a maximum queue in the northbound

⁷ At the time this turn lane was constructed, Sylvan Middle School occupied the subject property. That school was subsequently relocated and this turn lane has been closed to vehicular travel by a series of plastic bollards blocking access to the turn lane.

left-turn lane of 50 feet during the AM peak hour and 75 feet during the PM peak hour. Thus, no queuing problems are expected at this driveway.

Field observations during the PM peak hour revealed that queued traffic occasionally spills back from the Auburn Boulevard/Sylvan Road/Old Auburn Road intersection beyond Project Access 1 (see **Image 2** below). This would hinder the ability of northbound left-turn movements to be made.



Image 2: Project site location within City of Citrus Heights Census Block Groups

The queue spillback occurs in a random fashion, caused by the timing of the release of large platoons of traffic from the Antelope Road signalized intersection, and the length of green time provided on the eastbound and westbound approaches at the study intersection. The queue dissipates soon after the southbound through green interval is provided. Queuing conditions also temporarily worsen when pedestrians activate the mid-block signalized pedestrian crossing.

Two other aspects of this turn lane are notable:

1. *A "No U-turn" Sign is present.* This sign is necessary given that Auburn Boulevard does not have sufficient width to accommodate u-turns.
2. *The northbound left-turn lane is face-to-face with a southbound left-turn lane.* The southbound left-turn lane serves a lawn mower and fencing business. The raised median design of these turn lanes provides flexibility for simultaneously present motorists to maneuver their vehicles to see around one another.

Southbound Left Turn at Sylvan Corners Plaza

A southbound left-turn lane serving the Sylvan Corners Plaza exists on Auburn Boulevard about 400 feet south of Project Access 1. A “No U-turn” Sign is present at this location. Some project trips desiring to travel northbound on Auburn Boulevard may be tempted to perform an illegal u-turn at this location or enter the Sylvan Corners Plaza site and then exit, heading northerly on Auburn Boulevard. Both movements would likely be quicker than continuing southbound and performing a u-turn at Sylvan Road/Old Auburn Road.

If the proposed project is constructed, it is recommended that these undesirable movements be monitored (either through traffic counts or complaints filed with the City). Should these behaviors need to be addressed, enforcement and/or increased signage are the primary options.

Project Access Design Dimensions

The project site plan shows each project access consisting of an approximate 38-foot width. This is adequate to accommodate not only passenger vehicles and SUVs, but also garbage trucks and larger delivery/moving trucks turning to/from Auburn Boulevard.

BICYCLE, PEDESTRIAN, AND TRANSIT CONSIDERATIONS

Bicycle Considerations

The City's *Bikeway Master Plan* (2015) does not show any planned facilities within the project vicinity, besides the existing Class II Bike Lanes. Bicyclists exiting Project Access 1 or 2 and traveling southbound in the Class II bike lane would encounter an 85-foot merge area (in advance of the study intersection) in which bike lane striping is not present. This area experiences 350 AM peak hour vehicles and 150 PM peak hour vehicles that turn right onto westbound Auburn Boulevard. Refer to Chapter 7 for recommended improvements to address these multi-modal conflicts.

Pedestrian Considerations

The City's *Pedestrian Master Plan* (2016) does not show any planned facilities within the project vicinity. According to the project site plan, pedestrians would be able to enter/exit the project site from the following locations:

- A pedestrian connection is provided in the southeast corner of project site to the pedestrian plaza in the northwest quadrant of the Auburn Boulevard/Sylvan Road intersection. This area is about one-third of an acre, featuring paved walkways, benches, historical features, landscaping, and trees that provide shade.

The site plan shows sidewalks on both sidewalks of the north access, but no sidewalks on the south access. The lack of sidewalks on the south access presumably considers the close proximity of this access to the pedestrian connection directly to the Auburn Boulevard/Sylvan Road intersection.

Project residents would likely use the southerly pedestrian connection to reach nearby destinations in Sylvan Corners. Residents would need to cross the southbound right-turn lane, which is yield-controlled, has a large radius curve, and is about 18 feet wide See **Image 3**). When not required to yield to oncoming traffic or persons in the crosswalk, some motorists perform this movement at speeds of 20 to 30 mph. These same residents would also need to navigate the channelized free-right lanes in the southwest and northeast corners of the intersection. Recommendations to enhance pedestrian comfort and safety at these locations are presented in Chapter 7.



Image 3: View of southbound right-turn lane at Auburn Boulevard/Sylvan Road/Old Auburn Road intersection

ON-SITE CIRCULATION REVIEW

According to the project site plan, the primary internal streets will be 32 feet wide with 5-foot sidewalks on both sides of the street. Alleys would be either 24 or 27 feet wide, some of which would provide an additional 8-feet for parallel parking. Within the site, 20-foot or 25-foot curb return radii would be provided at on-site intersections. The combination of street widths and curb return radii would allow garbage trucks and truck deliveries to navigate these streets.

The average lot size would be about 3,100 square feet. The applicant (Woodside Homes) has constructed a similar product type in Rocklin (near University Avenue) in which lots are in the 3,600 square foot range. These lots include a driveway that could park two vehicles. Streets in that neighborhood are 36-feet wide and permit on-street parking.

The project site plan and corresponding typical street cross-sections does not indicate whether on-street parallel parking would be permitted on the 32-foot wide streets. The site plan shows a total of 20 parallel on-street parking spaces within the site, 16 of which would be provided on the north-south alley.

SIGNALIZED MID-BLOCK PEDESTRIAN CROSSWALK ON AUBURN BOULEVARD

This crosswalk was originally installed to support students who desired to cross Auburn Boulevard to access Sylvan Middle School situated immediately to the west. When the school was relocated over a decade ago to a site on Auburn Boulevard west of Sylvan Road, usage of this crosswalk diminished. With the now vacant school site and adjacent property being considered for redevelopment, now is an appropriate time to evaluate whether the signalized crosswalk should remain.

As part of a separate study, Fehr & Peers collected data to analyze this crossing in accordance with Warrant 5 (School Crossing) of the *California Manual of Uniform Traffic Control Devices* (MUTCD, 2014). It was determined that the signal warrant is no longer met. The data collection, analysis, and conclusions of that work have been documented as part of a separate technical memorandum.

Chapter 6. **Vehicle Miles Traveled Analysis**

A vehicle miles traveled (VMT) analysis for the project was completed using methodologies and information documented in the *SB 743 Implementation Guidelines for the City of Citrus Heights* (February 2021). The SB 743 Guidelines include the following checklist which can be used to determine if a VMT analysis is required for a given project.

Checklist for VMT Thresholds of Significance for Land Use Projects ¹

Exemptions (i.e., VMT impacts presumed less-than-significant)

- *Small Projects*: up to 19 single-family units, 32 multi-family units, or 14,000 square feet of office
- *Projects near High-Quality Transit*²: Situated within cross-hatched areas of Figures 3-5.
- *Affordable Housing*
- *Redevelopment Projects*: project results in a net decrease in VMT.
- *Local-Serving Retail*: Projects that consist of 50,000 square feet of retail space or less.

Project Screening

- Projects that are situated in "low VMT generating" census block groups (see Figures 3-5) are presumed less-than-significant.

Other Considerations

- Use of "Blending/Adjacency" evaluations for certain projects (see Chapter V for details).
- Projects that result in a net decrease in overall VMT.

1: Applies only to projects that are subject to CEQA.

2: Subject to being transit supportive, providing parking that is no more than 20% over the City code requirement, and not removing affordable housing.

Source: *SB 743 Implementation Guidelines for the City of Citrus Heights* (February 2021).

If a VMT analysis is required, thresholds of significance are provided for various types of land uses. For residential developments, a project would cause a significant impact if it would:

- Not qualify under one of the applicable exemption categories, and its VMT exceeded 85 percent of the regional per capita average. If the above conditions are met, the project's VMT impact could still be found to be less-than-significant if it did not cause the total VMT generated by the City of Citrus Heights to increase.

The proposed project does not qualify for any of the above exemptions. The project is situated in a census block group (CBG) whose last four digits end with 1112 (see **Image 4**). This CBG is large, comprising 280 acres that extends to Antelope Road and nearly to Van Maren Lane and includes a variety of land uses. Given the CBG size and variety of land uses within it, residential travel characteristics within this area are not homogenous.

In accordance with the *SB 743 Implementation Guidelines for the City of Citrus Heights*, a "blending/adjacency" evaluation was completed for the proposed project. The SB 743 Guidelines state that a blending/adjacency evaluation should consider a project sites' relative placement within a CBG and the travel characteristics of an adjacent CBG containing similar land uses. If an adjacent CBG containing similar land uses and travel characteristics to the proposed project has low generating VMT, it can be concluded that the proposed project would result in similar VMT and can be deemed less than significant.

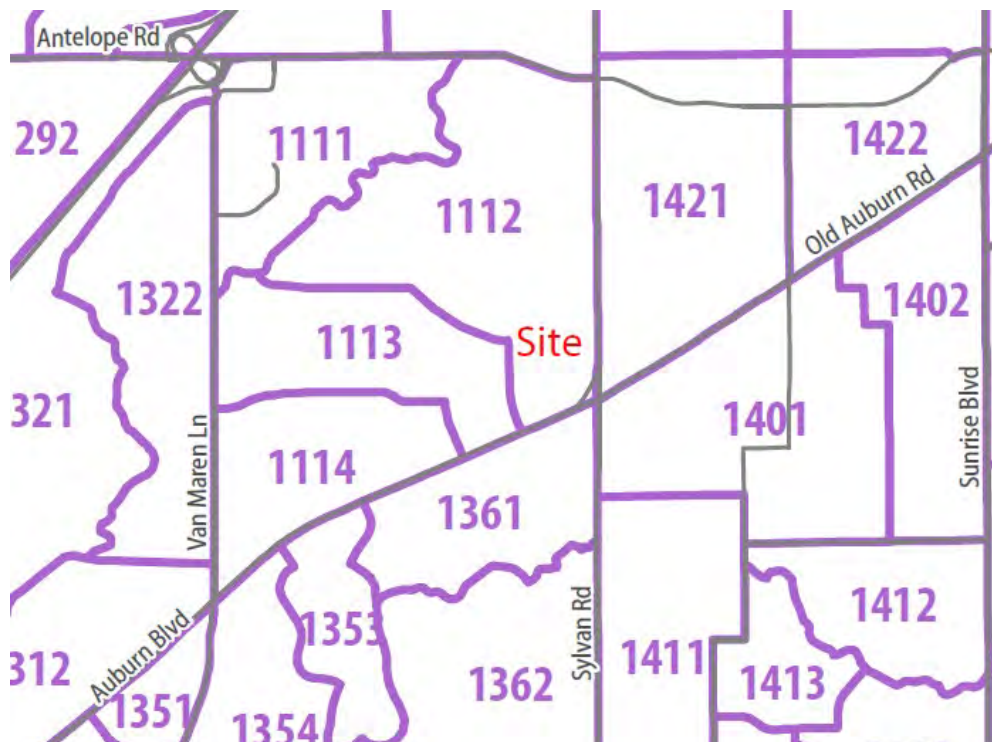


Image 4: Project site location within City of Citrus Heights Census Block Groups

Source: *SB 743 Implementation Guidelines for the City of Citrus Heights* (February 2021).

CBG 1112 generates an average of 20.9 VMT per resident, which is above both the Citywide average (17.4 VMT per resident) and SACOG regional average (20.1 VMT per resident). However, the proposed project site is adjacent to CBGs 1113, 1361, and 1401. These CBGs include similar land uses to CBG 1112 and given their proximity to the project site, it can be concluded that residents of the proposed project would have similar travel characteristics to the residents in the existing adjacent CBGs. The following presents the VMT per resident for the adjacent CBGs:

- CBG 1113 - 16.9 VMT per resident
- CBG 1361 - 15.0 VMT per resident
- CBG 1401 - 15.7 VMT per resident

Given the location of the proposed project site, it can be concluded that project residents would have travel characteristics more similar to residents in CBGs 1113, 1361, and 1401 (versus 1112). These three CBGs have VMT per resident averages that are less than 85 percent of the SACOG regional average. Therefore, the proposed project would have a less than significant VMT impact.

Chapter 7. Recommendations

This chapter presents the study recommendations.

RECOMMENDATION #1: AUBURN BOULEVARD/SYLVAN ROAD INTERSECTION

To address increased levels of queuing on Auburn Boulevard and additional pedestrian activity by project residents, it is recommended that the project applicant modify the intersection as follows:

- Modify signal phasing to operate the eastbound and westbound approaches with lead/lag protected left-turn phasing (versus current split phasing).
- Signalize the channelized southbound, eastbound, and westbound right-turn lanes, providing push-button pedestrian detection in each crosswalk⁸.
- Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility.

Coordination with the city will be required to determine the extent to which some of these improvements could qualify as fair share contributions. The improvements would directly benefit the project by virtue of shorter queues on southbound Auburn Boulevard (i.e., fewer blockages of north project access) and improved conditions for project residents walking/biking in the area.

RECOMMENDATION #2: ILLEGAL SOUTHBOUND U-TURNS ON AUBURN BLVD

If the proposed project is constructed, some project trips desiring to travel northbound on Auburn Boulevard may choose to perform an illegal u-turn at the southbound left-turn lane serving the Sylvan Corners Plaza. Fehr & Peers recommends the following:

- Monitor (either through counts or complaints filed with the City) this turn lane for unlawful movements, and if warranted, increase enforcement and/or post additional signage to discourage those behaviors.

RECOMMENDATION #3: ON-SITE PARKING

As noted in Chapter 5, it is unclear whether on-street parking will be permitted or not. The following is recommended:

- The project applicant and City should coordinate regarding whether on-street parking will be permitted or prohibited on various street segments.

⁸ This signal could also be operated such that a red arrow (no right-turn on red) indication occurs when the westbound through and northbound left-turn movements have green intervals.

Appendix A – Existing Technical Calculations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Old Auburn Road Complete Streets
Existing Conditions
AM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	165	168	101.9%	53.6	5.3	D
	Through	747	754	100.9%	30.2	2.1	C
	Right Turn	133	128	95.9%	8.1	1.8	A
	Subtotal	1,045	1,049	100.4%	30.9	2.2	C
SB	Left Turn	48	47	98.8%	65.6	17.6	E
	Through	668	676	101.2%	36.3	2.6	D
	Right Turn	349	358	102.6%	9.5	2.1	A
	Subtotal	1,065	1,081	101.5%	28.6	2.2	C
EB	Left Turn	229	220	95.9%	45.2	7.8	D
	Through	351	367	104.7%	46.4	5.4	D
	Right Turn	282	280	99.3%	7.0	2.0	A
	Subtotal	862	867	100.6%	34.2	3.8	C
WB	Left Turn	187	188	100.3%	39.4	5.8	D
	Through	555	560	101.0%	47.0	5.8	D
	Right Turn	74	73	99.1%	23.8	9.2	C
	Subtotal	816	821	100.6%	43.1	5.4	D
Total		3,788	3,819	100.8%	33.6	2.3	C

Intersection 2**Mariposa Av/Old Auburn Rd****Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	12	12	103.3%	40.5	22.9	D
	Through	41	40	98.0%	27.5	8.4	C
	Right Turn	55	54	98.9%	19.5	9.3	B
	Subtotal	108	107	99.1%	25.9	10.0	C
SB	Left Turn	67	68	100.7%	31.0	9.7	C
	Through	22	25	115.0%	23.8	7.3	C
	Right Turn	93	92	98.5%	15.9	4.7	B
	Subtotal	182	184	101.3%	23.0	5.0	C
EB	Left Turn	37	36	96.2%	36.2	17.6	D
	Through	489	502	102.6%	19.1	9.4	B
	Right Turn	9	9	100.0%	13.7	19.9	B
	Subtotal	535	546	102.1%	20.1	9.8	C
WB	Left Turn	26	26	101.5%	43.2	14.1	D
	Through	656	659	100.5%	16.3	3.5	B
	Right Turn	74	74	100.3%	11.5	5.4	B
	Subtotal	756	760	100.5%	16.8	3.9	B
Total		1,581	1,598	101.0%	19.3	5.5	B

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Old Auburn Road Complete Streets
Existing Conditions
AM Peak Hour

Intersection 1

Sylvan Rd/Auburn Bl-Old Auburn Rd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	75	11	125	20	150	27	0%	0%
	Left Turn	325	100	9	150	11	175	24	0%	0%
	Through	2,300	150	16	250	35	300	68	4%	0%
	Right Turn	175	50	15	175	34	200	0	0%	0%
NB	U/Left Turns	275	75	6	150	15	150	21	0%	0%
	Left Turn	275	100	4	150	12	175	29	0%	0%
	Through	275	200	19	300	24	325	23	10%	3%
	Right Turn	175	75	13	200	28	200	0	0%	0%
SB	U/Left Turns	275	50	11	125	43	200	103	0%	0%
	Through	1,125	225	23	350	32	400	37	13%	0%
	Right Turn	1,125	100	10	200	9	150	0	1%	0%
WB	U/Left Turns	125	50	5	125	9	150	15	0%	0%
	Left Turn	375	125	10	225	17	275	21	2%	0%
	Through	1,800	275	25	425	41	550	48	11%	0%
	Through/Right	200	200	7	275	5	225	0	9%	0%

Intersection 2

Mariposa Av/Old Auburn Rd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	200	50	15	125	40	200	44	0%	0%
	Through	1,075	200	21	425	50	525	81	12%	0%
	Right Turn	150	25	4	25	30	50	74	0%	0%
NB	Left Turn	125	25	3	50	6	75	12	0%	0%
	Through/Right	1,250	50	7	100	14	125	30	1%	0%
SB	Left Turn	200	50	4	75	9	100	16	0%	0%
	Through/Right	1,000	50	7	100	15	125	29	0%	0%
WB	Left Turn	200	25	6	100	28	175	64	0%	0%
	Through/Right	675	200	35	400	69	550	98	8%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Old Auburn Road Complete Streets
Existing Conditions
PM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	347	339	97.7%	55.3	6.6	E
	Through	735	732	99.6%	35.4	5.6	D
	Right Turn	150	145	96.8%	13.1	3.4	B
	Subtotal	1,232	1,216	98.7%	38.6	5.1	D
SB	Left Turn	69	69	99.3%	79.0	25.2	E
	Through	743	739	99.4%	52.1	5.5	D
	Right Turn	271	279	102.8%	8.6	3.5	A
	Subtotal	1,083	1,086	100.3%	43.2	5.7	D
EB	Left Turn	375	380	101.2%	41.0	6.4	D
	Through	578	578	100.0%	49.2	10.4	D
	Right Turn	358	361	100.8%	10.9	4.9	B
	Subtotal	1,311	1,318	100.5%	36.6	7.2	D
WB	Left Turn	234	224	95.5%	59.0	14.2	E
	Through	504	502	99.5%	65.6	15.6	E
	Right Turn	81	73	89.8%	33.8	19.8	C
	Subtotal	819	798	97.4%	60.9	15.2	E
Total		4,445	4,418	99.4%	43.1	6.6	D

Intersection 2**Mariposa Av/Old Auburn Rd****Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	8	8	93.8%	23.5	16.0	C
	Through	26	28	108.8%	33.5	12.3	C
	Right Turn	42	44	105.5%	16.4	4.8	B
	Subtotal	76	80	105.4%	23.4	5.7	C
SB	Left Turn	77	68	87.7%	26.1	6.9	C
	Through	49	49	100.8%	27.2	7.0	C
	Right Turn	56	53	94.6%	14.4	4.5	B
	Subtotal	182	170	93.4%	22.6	4.6	C
EB	Left Turn	44	40	91.4%	37.6	11.8	D
	Through	669	667	99.7%	25.6	7.5	C
	Right Turn	22	23	103.6%	14.9	9.1	B
	Subtotal	735	730	99.3%	25.8	7.5	C
WB	Left Turn	59	61	102.7%	33.8	9.1	C
	Through	697	687	98.6%	22.3	4.6	C
	Right Turn	73	72	98.6%	19.7	5.8	B
	Subtotal	829	820	98.9%	22.9	4.8	C
Total		1,822	1,800	98.8%	24.1	3.7	C

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Old Auburn Road Complete Streets
Existing Conditions
PM Peak Hour

Intersection 1

Sylvan Rd/Auburn Bl-Old Auburn Rd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	125	6	175	8	200	21	0%	0%
	Left Turn	325	150	7	225	29	300	80	0%	0%
	Through	2,300	225	21	350	52	450	92	20%	0%
	Right Turn	175	100	30	275	38	250	0	2%	0%
NB	U/Left Turns	275	175	8	250	19	300	12	0%	1%
	Left Turn	275	150	10	225	17	250	6	0%	0%
	Through	275	225	12	300	21	325	19	12%	4%
	Right Turn	175	75	22	200	50	250	0	0%	0%
SB	U/Left Turns	275	75	16	225	42	300	1	0%	0%
	Through	1,125	300	24	425	52	500	66	29%	0%
	Right Turn	1,125	100	23	250	32	225	0	0%	0%
WB	U/Left Turns	125	75	6	125	11	150	8	1%	0%
	Left Turn	275	100	7	150	15	200	45	3%	0%
	Through	275	225	15	350	20	350	11	15%	6%
	Through/Right	200	200	7	275	7	225	0	15%	0%

Intersection 2

Mariposa Av/Old Auburn Rd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	200	50	11	150	27	225	1	0%	0%
	Through	1,075	300	41	550	92	650	115	20%	0%
	Right Turn	150	25	13	100	51	200	66	0%	0%
NB	Left Turn	125	25	3	50	5	50	14	0%	0%
	Through/Right	1,250	50	3	75	5	100	15	0%	0%
SB	Left Turn	200	50	7	100	14	100	22	0%	0%
	Through/Right	1,000	50	6	100	12	100	12	0%	0%
WB	Left Turn	200	50	12	175	37	250	3	0%	0%
	Through/Right	675	275	28	500	63	575	92	15%	0%

Appendix B – Existing Plus Project Conditions Technical Calculations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Existing Plus Project Conditions
AM Peak Hour

Intersection 1 **Sylvan Rd/Auburn Bl-Old Auburn Rd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	165	164	99.6%	61.4	12.4	E
	Through	754	752	99.7%	37.8	6.4	D
	Right Turn	133	127	95.8%	14.7	6.0	B
	Subtotal	1,052	1,044	99.2%	38.4	6.6	D
SB	Left Turn	64	61	94.7%	63.7	13.5	E
	Through	681	676	99.3%	39.4	5.2	D
	Right Turn	364	351	96.4%	11.1	3.4	B
	Subtotal	1,109	1,087	98.0%	32.0	5.2	C
EB	Left Turn	234	230	98.3%	48.3	6.2	D
	Through	351	353	100.5%	51.4	5.7	D
	Right Turn	282	283	100.3%	7.6	2.0	A
	Subtotal	867	866	99.9%	35.8	4.0	D
WB	Left Turn	187	188	100.6%	39.8	6.3	D
	Through	555	550	99.1%	44.9	8.0	D
	Right Turn	76	80	104.6%	17.7	8.0	B
	Subtotal	818	818	100.0%	41.1	7.4	D
Total		3,846	3,814	99.2%	36.5	4.5	D

Intersection 2 **Auburn Boulevard/Project Access 1** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	14	14	98.6%	4.3	2.7	A
	Through	1,055	1,057	100.2%	0.6	0.1	A
	Right Turn						
	Subtotal	1,069	1,071	100.1%	0.7	0.1	A
SB	Left Turn						
	Through	1,066	1,046	98.1%	0.6	0.1	A
	Right Turn	1	1	90.0%	0.0	0.0	A
	Subtotal	1,067	1,047	98.1%	0.6	0.1	A
EB	Left Turn						
	Through						
	Right Turn	26	26	98.1%	5.1	1.5	A
	Subtotal	26	26	98.1%	5.1	1.5	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,162	2,143	99.1%	0.7	0.1	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Existing Plus Project Conditions
AM Peak Hour

Intersection 3

Auburn Boulevard/Project Access 2

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,069	1,070	100.1%	4.2	0.3	A
	Right Turn						
	Subtotal	1,069	1,070	100.1%	4.2	0.3	A
SB	Left Turn						
	Through	1,091	1,072	98.2%	1.5	0.7	A
	Right Turn	1	2	150.0%	0.0	0.0	A
	Subtotal	1,092	1,073	98.3%	1.5	0.7	A
EB	Left Turn						
	Through						
	Right Turn	18	20	112.2%	9.1	5.0	A
	Subtotal	18	20	112.2%	9.1	5.0	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,179	2,164	99.3%	2.9	0.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Existing Plus Project Conditions
AM Peak Hour

Intersection 1

Sylvan Rd/Auburn Bl-Old Auburn Rd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	75	8	125	19	150	27	0%	0%
	Left Turn	325	100	9	150	22	200	72	0%	0%
	Through	2,300	150	14	250	36	300	55	4%	0%
	Right Turn	175	50	14	175	28	200	0	1%	0%
NB	U/Left Turns	275	75	10	150	11	150	17	0%	0%
	Left Turn	275	100	9	150	11	175	18	0%	0%
	Through	1,100	225	15	350	30	450	42	11%	0%
	Right Turn	175	75	13	200	28	200	0	0%	0%
SB	U/Left Turns	275	50	14	125	44	200	89	0%	0%
	Through	750	200	12	350	21	425	19	16%	0%
	Right Turn	275	100	11	200	7	150	0	0%	0%
WB	U/Left Turns	125	50	7	125	15	150	15	0%	0%
	Left Turn	350	100	7	200	17	275	38	2%	0%
	Through	1,050	250	12	375	22	525	28	14%	0%
	Through/Right	200	200	6	275	9	225	0	5%	0%

Intersection 2

Auburn Boulevard/Project Access 1

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	275	25	3	50	3	50	14	0%	0%
NB	Left Turn	150	25	3	50	5	50	1	0%	0%
O										
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SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Existing Plus Project Conditions
AM Peak Hour

Intersection 3

Auburn Boulevard/Project Access 2

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	225	25	4	50	5	50	12	0%	0%
SB	Through	400	25	2	25	19	50	55	0%	0%
	Through/Right	400	25	4	50	20	100	38	0%	0%
0										
0										

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Existing Plus Project Conditions
PM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	347	343	98.7%	57.7	6.0	E
	Through	750	760	101.4%	35.9	5.7	D
	Right Turn	150	151	100.5%	11.0	1.4	B
	Subtotal	1,247	1,254	100.5%	39.2	4.2	D
SB	Left Turn	78	77	98.7%	69.3	22.0	E
	Through	750	735	98.0%	54.2	5.1	D
	Right Turn	279	283	101.3%	11.7	3.6	B
	Subtotal	1,107	1,095	98.9%	44.5	4.5	D
EB	Left Turn	387	380	98.3%	46.2	3.6	D
	Through	578	577	99.7%	51.4	4.4	D
	Right Turn	358	356	99.4%	12.0	2.8	B
	Subtotal	1,323	1,313	99.2%	38.8	2.4	D
WB	Left Turn	234	233	99.5%	48.1	8.7	D
	Through	504	496	98.3%	58.6	7.8	E
	Right Turn	87	91	104.7%	22.0	8.1	C
	Subtotal	825	820	99.3%	51.5	6.4	D
Total		4,502	4,481	99.5%	42.6	1.9	D

Intersection 2**Auburn Boulevard/Project Access 1****Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	33	33	99.4%	5.8	2.4	A
	Through	1,196	1,204	100.7%	0.8	0.2	A
	Right Turn						
	Subtotal	1,229	1,237	100.7%	0.9	0.2	A
SB	Left Turn						
	Through	1,085	1,075	99.1%	0.5	0.1	A
	Right Turn	4	4	100.0%	0.0	0.0	A
	Subtotal	1,089	1,079	99.1%	0.5	0.1	A
EB	Left Turn						
	Through						
	Right Turn	14	14	96.4%	4.2	2.1	A
	Subtotal	14	14	96.4%	4.2	2.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,332	2,330	99.9%	0.7	0.1	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Existing Plus Project Conditions
PM Peak Hour

Intersection 3

Auburn Boulevard/Project Access 2

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,229	1,238	100.7%	4.3	0.6	A
	Right Turn						
	Subtotal	1,229	1,238	100.7%	4.3	0.6	A
SB	Left Turn						
	Through	1,097	1,087	99.1%	2.4	1.2	A
	Right Turn	2	2	80.0%	0.0	0.1	A
	Subtotal	1,099	1,089	99.0%	2.4	1.2	A
EB	Left Turn						
	Through						
	Right Turn	10	8	83.0%	12.0	14.8	B
	Subtotal	10	8	83.0%	12.0	14.8	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,338	2,334	99.8%	3.4	0.7	A

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Existing Plus Project Conditions
PM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	125	10	200	17	250	47	0%	0%
	Left Turn	325	150	13	250	36	350	80	0%	0%
	Through	2,300	250	23	400	49	475	82	21%	0%
	Right Turn	175	125	24	300	22	250	0	3%	0%
NB	U/Left Turns	275	175	11	250	12	300	26	0%	0%
	Left Turn	275	150	11	225	17	250	18	0%	0%
	Through	875	225	9	275	18	325	19	14%	0%
	Right Turn	175	100	16	225	32	250	0	0%	0%
SB	U/Left Turns	275	100	19	225	36	300	1	0%	0%
	Through	725	275	12	375	21	450	20	27%	0%
	Right Turn	275	125	16	275	14	225	0	0%	0%
WB	U/Left Turns	125	75	5	150	8	150	1	1%	0%
	Left Turn	275	125	8	175	13	200	27	7%	0%
	Through	350	275	36	375	62	450	68	19%	0%
	Through/Right	200	200	8	275	12	225	0	12%	0%

Intersection 2**Auburn Boulevard/Project Access 1****Side-street Stop**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	250	25	3	50	6	50	1	0%	0%
NB	Left Turn	150	25	4	50	8	75	18	0%	0%
O										
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SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Existing Plus Project Conditions
PM Peak Hour

Intersection 3 Auburn Boulevard/Project Access 2 Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	275	25	2	50	4	50	0	0%	0%
SB	Through	400	25	6	50	27	100	45	0%	0%
	Through/Right	400	25	5	50	29	125	60	0%	0%
0										
0										

Appendix C – Cumulative Conditions Technical Calculations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative No Project
AM Peak Hour

Intersection 1

Sylvan Rd/Auburn Bl-Old Auburn Rd

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	181	179	99.0%	54.7	8.0	D
	Through	822	812	98.8%	36.6	5.0	D
	Right Turn	146	144	98.8%	13.8	2.4	B
	Subtotal	1,149	1,135	98.8%	36.5	4.5	D
SB	Left Turn	53	53	99.8%	57.2	9.3	E
	Through	735	738	100.4%	40.2	7.1	D
	Right Turn	384	380	99.0%	15.0	5.1	B
	Subtotal	1,172	1,171	99.9%	32.7	6.4	C
EB	Left Turn	252	251	99.5%	39.9	4.1	D
	Through	386	397	102.7%	32.9	3.3	C
	Right Turn	310	302	97.4%	7.3	1.7	A
	Subtotal	948	949	100.1%	27.1	1.7	C
WB	Left Turn	206	207	100.6%	56.4	6.0	E
	Through	611	612	100.1%	44.1	3.9	D
	Right Turn	81	83	102.5%	19.6	5.4	B
	Subtotal	898	902	100.4%	44.9	3.0	D
Total		4,167	4,157	99.8%	35.1	2.9	D

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative No Project
AM Peak Hour

Intersection 1 Sylvan Rd/Auburn Bl-Old Auburn Rd Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	75	11	125	21	150	24	0%	0%
	Left Turn	325	100	7	150	13	175	22	0%	0%
	Through	2,300	125	7	225	16	300	50	2%	0%
	Right Turn	175	50	20	175	39	200	0	1%	0%
NB	U/Left Turns	275	75	8	125	13	150	20	0%	0%
	Left Turn	275	75	9	150	16	150	31	0%	0%
	Through	2,350	250	26	400	47	500	52	15%	0%
	Right Turn	175	100	21	250	32	200	0	0%	0%
SB	U/Left Turns	275	50	10	125	39	225	94	0%	0%
	Through	750	250	17	375	33	425	28	22%	0%
	Right Turn	275	125	13	200	6	150	0	2%	0%
WB	U/Left Turns	325	175	17	300	32	325	19	0%	0%
	Through	3,025	250	20	450	40	525	28	11%	0%
	Through/Right	200	200	5	250	8	225	0	9%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative No Project Conditions
PM Peak Hour

Intersection 1

Sylvan Rd/Auburn Bl-Old Auburn Rd

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	382	377	98.7%	109.9	43.4	F
	Through	809	797	98.5%	47.2	20.6	D
	Right Turn	165	161	97.8%	21.9	21.6	C
	Subtotal	1,356	1,335	98.4%	62.4	27.9	E
SB	Left Turn	76	73	95.8%	74.5	17.0	E
	Through	817	804	98.4%	72.3	25.2	E
	Right Turn	298	291	97.6%	27.3	21.0	C
	Subtotal	1,191	1,167	98.0%	61.0	24.7	E
EB	Left Turn	412	419	101.6%	45.8	4.2	D
	Through	636	646	101.6%	43.7	4.6	D
	Right Turn	394	398	101.1%	14.3	2.9	B
	Subtotal	1,442	1,463	101.4%	36.5	3.1	D
WB	Left Turn	257	226	87.7%	60.4	10.6	E
	Through	554	492	88.8%	54.1	10.6	D
	Right Turn	89	75	84.4%	28.0	8.3	C
	Subtotal	900	793	88.1%	53.5	9.7	D
Total		4,889	4,758	97.3%	52.5	10.1	D

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative No Project Conditions
PM Peak Hour

Intersection 1 Sylvan Rd/Auburn Bl-Old Auburn Rd Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	150	8	225	11	250	33	0%	0%
	Left Turn	325	175	10	275	31	350	63	0%	0%
	Through	2,300	275	22	400	41	475	49	23%	0%
	Right Turn	175	175	20	325	11	250	0	7%	0%
NB	U/Left Turns	275	250	23	350	19	325	12	0%	17%
	Left Turn	275	200	25	300	24	275	17	0%	6%
	Through	875	300	99	400	150	450	139	20%	0%
	Right Turn	175	100	26	250	39	250	0	0%	0%
SB	U/Left Turns	275	125	18	300	31	300	0	0%	0%
	Through	725	375	65	475	87	525	80	45%	0%
	Right Turn	275	150	17	300	8	225	0	1%	0%
WB	U/Left Turns	325	200	9	325	22	325	0	1%	0%
	Through	2,925	250	17	400	44	500	67	14%	0%
	Through/Right	200	200	6	275	9	225	0	14%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative Plus Project
AM Peak Hour

Intersection 1 **Sylvan Rd/Auburn Bl-Old Auburn Rd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	181	181	100.2%	58.2	8.2	E
	Through	829	826	99.7%	37.4	5.1	D
	Right Turn	146	142	97.3%	15.3	3.7	B
	Subtotal	1,156	1,150	99.4%	37.9	5.2	D
SB	Left Turn	69	68	99.1%	59.8	6.9	E
	Through	748	755	100.9%	39.0	5.3	D
	Right Turn	399	389	97.5%	15.6	4.5	B
	Subtotal	1,216	1,212	99.7%	32.8	5.2	C
EB	Left Turn	257	267	103.9%	41.1	4.7	D
	Through	386	392	101.6%	32.3	3.7	C
	Right Turn	310	302	97.5%	7.3	1.9	A
	Subtotal	953	962	100.9%	26.9	3.0	C
WB	Left Turn	206	190	92.2%	54.5	9.9	D
	Through	611	622	101.8%	49.1	11.4	D
	Right Turn	83	84	101.2%	27.8	11.3	C
	Subtotal	900	896	99.5%	48.3	11.0	D
Total		4,225	4,219	99.9%	36.2	4.7	D

Intersection 2 **Auburn Boulevard/Project Access 1** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	14	13	92.1%	6.7	4.5	A
	Through	1,159	1,164	100.4%	0.8	0.2	A
	Right Turn						
	Subtotal	1,173	1,176	100.3%	0.8	0.2	A
SB	Left Turn						
	Through	1,173	1,166	99.4%	1.5	0.2	A
	Right Turn	1	1	140.0%	0.8	1.3	A
	Subtotal	1,174	1,168	99.4%	1.5	0.2	A
EB	Left Turn						
	Through						
	Right Turn	26	28	109.2%	4.8	1.1	A
	Subtotal	26	28	109.2%	4.8	1.1	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,373	2,372	100.0%	1.2	0.2	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative Plus Project
AM Peak Hour

Intersection 3

Auburn Boulevard/Project Access 2

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,173	1,178	100.4%	4.0	0.5	A
	Right Turn						
	Subtotal	1,173	1,178	100.4%	4.0	0.5	A
SB	Left Turn						
	Through	1,198	1,193	99.6%	1.9	0.7	A
	Right Turn	1	1	120.0%	0.0	0.1	A
	Subtotal	1,199	1,194	99.6%	1.9	0.7	A
EB	Left Turn						
	Through						
	Right Turn	18	19	104.4%	14.7	10.3	B
	Subtotal	18	19	104.4%	14.7	10.3	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,390	2,391	100.0%	3.0	0.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative Plus Project
AM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	75	5	150	12	175	18	0%	0%
	Left Turn	325	100	6	175	10	175	15	0%	0%
	Through	2,300	125	11	225	24	275	42	1%	0%
	Right Turn	175	50	14	175	32	200	2	2%	0%
NB	U/Left Turns	275	75	8	125	13	150	15	0%	0%
	Left Turn	275	100	7	150	11	150	14	0%	0%
	Through	2,350	250	16	400	28	550	37	16%	0%
	Right Turn	175	100	20	225	28	200	0	0%	0%
SB	U/Left Turns	275	75	13	150	37	225	82	0%	0%
	Through	750	250	27	400	42	450	46	23%	0%
	Right Turn	275	125	7	200	4	150	0	3%	0%
WB	U/Left Turns	325	175	23	300	53	325	40	0%	0%
	Through	3,025	275	40	500	83	575	65	13%	0%
	Through/Right	200	200	6	250	7	225	0	12%	0%

Intersection 2**Auburn Boulevard/Project Access 1****Side-street Stop**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	275	25	4	75	7	75	16	0%	0%
NB	Left Turn	150	25	3	50	5	50	12	0%	0%
O										
O										

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative Plus Project
AM Peak Hour

Intersection 3 Auburn Boulevard/Project Access 2 Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	225	25	3	50	3	50	11	0%	0%
SB	Through	400	25	5	50	28	75	71	0%	0%
	Through/Right	400	25	11	75	40	150	74	0%	0%
0										
0										

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 1 **Sylvan Rd/Auburn Bl-Old Auburn Rd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	382	381	99.8%	98.1	26.3	F
	Through	824	818	99.3%	44.4	5.9	D
	Right Turn	165	169	102.5%	16.3	3.3	B
	Subtotal	1,371	1,369	99.8%	56.4	9.8	E
SB	Left Turn	85	82	96.9%	100.1	40.5	F
	Through	824	821	99.7%	87.0	29.8	F
	Right Turn	306	296	96.9%	42.9	27.6	D
	Subtotal	1,215	1,200	98.8%	76.9	29.8	E
EB	Left Turn	424	421	99.2%	45.6	3.9	D
	Through	636	630	99.0%	44.5	5.3	D
	Right Turn	394	393	99.7%	14.0	2.7	B
	Subtotal	1,454	1,443	99.3%	36.7	3.5	D
WB	Left Turn	257	229	89.1%	64.5	11.4	E
	Through	554	491	88.6%	54.0	10.2	D
	Right Turn	95	83	86.9%	23.9	8.0	C
	Subtotal	906	803	88.6%	54.2	9.5	D
Total		4,946	4,815	97.3%	55.2	8.7	E

Intersection 2 **Auburn Boulevard/Project Access 1** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	33	31	93.0%	10.0	5.9	A
	Through	1,315	1,297	98.6%	0.8	0.1	A
	Right Turn						
	Subtotal	1,348	1,327	98.5%	1.0	0.2	A
SB	Left Turn						
	Through	1,193	1,188	99.5%	1.3	1.0	A
	Right Turn	4	4	100.0%	0.4	0.9	A
	Subtotal	1,197	1,192	99.5%	1.3	1.0	A
EB	Left Turn						
	Through						
	Right Turn	14	14	98.6%	6.5	3.7	A
	Subtotal	14	14	98.6%	6.5	3.7	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,559	2,533	99.0%	1.2	0.5	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Sylvan Corners
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 3

Auburn Boulevard/Project Access 2

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,348	1,327	98.4%	4.3	0.4	A
	Right Turn						
	Subtotal	1,348	1,327	98.4%	4.3	0.4	A
SB	Left Turn						
	Through	1,205	1,194	99.1%	14.9	13.3	B
	Right Turn	2	3	160.0%	14.0	22.0	B
	Subtotal	1,207	1,197	99.2%	14.9	13.3	B
EB	Left Turn						
	Through						
	Right Turn	10	9	93.0%	93.2	132.7	F
	Subtotal	10	9	93.0%	93.2	132.7	F
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,565	2,533	98.8%	9.7	6.9	A

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 1**Sylvan Rd/Auburn Bl-Old Auburn Rd****Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	U/Left Turns	325	150	11	225	19	250	26	0%	0%
	Left Turn	325	175	13	250	36	300	71	0%	0%
	Through	2,300	275	28	400	195	600	610	21%	0%
	Right Turn	175	175	18	325	8	250	0	9%	0%
NB	U/Left Turns	275	250	19	350	18	325	15	0%	13%
	Left Turn	275	200	16	300	14	275	14	0%	2%
	Through	875	300	22	400	37	475	46	22%	0%
	Right Turn	175	125	20	275	29	250	0	0%	0%
SB	U/Left Turns	275	125	28	300	57	300	0	0%	0%
	Through	725	425	74	600	95	675	82	51%	1%
	Right Turn	275	175	15	300	7	225	0	3%	0%
WB	U/Left Turns	325	225	12	325	22	325	1	1%	0%
	Through	2,925	250	29	450	66	550	62	15%	0%
	Through/Right	200	200	7	275	8	225	0	15%	0%

Intersection 2**Auburn Boulevard/Project Access 1****Side-street Stop**

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	250	25	4	50	6	50	0	0%	0%
NB	Left Turn	150	25	3	50	4	75	12	0%	0%
SB	Through	800	25	3	25	21	50	46	0%	0%
	Through/Right	800	25	2	25	15	25	31	0%	0%
O										

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Sylvan Corners
Cumulative Plus Project Conditions
PM Peak Hour

Intersection 3 Auburn Boulevard/Project Access 2 Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Right Turn	275	25	9	50	25	75	30	0%	0%
SB	Through	400	100	68	275	137	350	99	0%	1%
	Through/Right	400	100	66	275	129	350	96	0%	1%
0										
0										



550 Kearny Street
Suite 800
San Francisco, CA 94108
415.896.5900 phone
415.896.0332 fax

memorandum

date August 25, 2023

to Alison Bermudez, Senior Planner (City of Citrus Heights)

cc Mike LaFortune, Tauni Fessler (Woodside Homes)

from Mary Laux, Principal Planner

subject Sylvan Corners Project – SPA Zoning District (revised)

Dear Alison,

On behalf of Woodside Homes (the applicant), please find this memorandum which 1) provides the Sylvan Corners project description and 2) outlines our interpretation of how the proposed project conforms with the required findings of the City of Citrus Heights Zoning Code, section 106.28.030 - Special Planning Area (SPA) Zoning District.

PROJECT DESCRIPTION

The “Sylvan Corners” project site is located at 7137 Auburn Boulevard within the City of Citrus Heights, on approximately 11.32 acres. Woodside Homes is proposing a General Plan Amendment and rezone to a Special Planning Area (SPA), from the existing RD-2 zoning, to facilitate the development of the proposed project, a 94-unit single family residential neighborhood, including 80 market-rate units and 14 affordable units (at a density of 8.35 dwelling units/net acre). The proposed project objective is to increase housing and affordable housing in the City of Citrus Heights while also ensuring that the development creates an attractive and inviting streetwall along Auburn Boulevard, includes well-designed and appropriately scaled open space areas, provides varied housing types, adequate parking, safe and efficient circulation within the project site, incorporates the detention pond and Sylvan Plaza into the project design, and protects and preserves to the extent feasible native trees. This includes the use of reciprocal use easements on individual lots and uses them as necessary to provide private access where shown.

The Project will be built to the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24). Title 24 of the California Code of Regulations requires the use of energy-efficient appliances in all new residential facilities. Further, the homes constructed as part of the proposed project will include smart thermostats (which can be programmed to be demand responsive), whole house ventilation using Heat Recovery Ventilators (HRV), fresh air systems, solar readiness and an option to purchase an energy storage system.

Additionally, SMAQMD requires all projects to implement Tier 1 Best Management Practices, which mandates that all project plans be designed and constructed without natural gas infrastructure and that all projects must adhere to the current Cal Green Tier 2 standards (i.e., the proposed project will be all-electric). The proposed project shall meet the current CalGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready.

FINDINGS

1. The project is consistent with the General Plan and any applicable specific plan;

- Yes, the proposed project is consistent with several goals of the General Plan. The table below lists some of the most applicable goals, with a short discussion of how the project relates to that goal. The project is consistent with the General Plan provided the designations onsite are changed from “Public” to “Medium Density Residential” per the Zone Change Application that is being submitted on behalf of the proposed project.

General Plan Goal / Policy	Discussion
<p>Goal 4: Ensure that new development is compatible within the neighborhood.</p> <p>Policy 4.3: Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single family neighborhoods.</p> <p>Policy 4.5: Ensure that requests for rezonings to increase the allowable density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit.</p>	<p>The project has been designed to be compatible with adjoining land uses, by creating an inviting and attractive streetwall and streetscape along Auburn Boulevard and Old Auburn Road. It does not include the use of sound walls or gates but instead fronts homes onto Auburn Boulevard. The project provides superior design in terms of its' layout which takes advantage of the drainage pond and the proximity to Sylvan Plaza. The community will benefit by having access to the passive open space areas and convenient pedestrian connections to Auburn Boulevard and the adjacent school.</p>
<p>Goal 10: Achieve attractive, inviting, and functional corridors</p> <p>Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.</p> <p>Policy 10.2: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.</p>	<p>The proposed project is located along the Auburn Corridor and will create an inviting and attractive streetwall and streetscape along Auburn Boulevard and Old Auburn Road. The proposed architecture is not generic but unique to the project and its surroundings.</p> <p>Homes will front onto streets and the Sylvan Plaza in order to help activate the area; adequate fencing and lighting will be provided.</p>
<p>Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.</p> <p>Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents.</p>	<p>The residential subdivision will consist of 94 single-family dwelling units.</p> <p>Two different types of single-family homes will be provided in the development (which is currently vacant), including alley-loaded and traditional small lot - offering a variety of lot sizes and home styles. Each of the homes will be located on its own parcel, increasing homeownership opportunities.</p>

<p>Policy 25.4: Support a variety of housing opportunities on vacant or underutilized lands.</p> <p>Goal 28: Ensure housing opportunities for all segments of the community.</p> <p>Policy 28.5: Encourage development of a variety of sizes, design and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.</p>	<p>Per the provisions of California Government Code Section 54233 - the proposed project will include no less than 15 percent of the total number of residential units (as developed on surplus land sold by a local agency) of for-sale housing at an affordable cost to lower income households. The requirements of Section 54233 will be contained in a covenant or restriction recorded against the surplus land sold by a local agency.</p> <p>A total of 14 affordable units will be made available to qualified buyers, subject to California Department of Housing and Community Development requirements and will be distributed throughout the community and not concentrated in one area.</p>
<p>Goal 39: Create open spaces in future urban development with natural features for public use and enjoyment.</p>	<p>The proposed project provides five (5) common open space areas which will provide natural landscaping and passive recreational area. The common open space areas shall include three areas/lots serving as decorative entry features with lawns and picnic areas surrounding the entrances to the neighborhood; a small school-adjacent open space with lawn and mulched areas for walking and playing; and a detention pond serving as both a visual amenity and a functional water quality basin, including benches, and a pedestrian path/paseo connecting the neighborhood to Sylvan Plaza. Appropriate open fencing shall be utilized with a pedestrian gate opening onto Sylvan Plaza, a key City amenity.</p>
<p>Goal 41: Minimize building energy consumption and transition to clean, renewable energy sources.</p>	<p>The proposed project will be an all-electric community and will not utilize natural gas.</p>
<p>Goal 58: Ensure excellent public safety services and rapid and effective emergency response</p> <p>Policy 58.13: Provide adequate access for emergency vehicles, particularly firefighting equipment, in all new development.</p>	<p>The site plan for the proposed project has undergone review by the Sacramento Metro Fire District and received confirmation that it is considered sufficient in regard to fire access (<i>correspondence between the City, BW, and Rebecca Leda, Fire Inspector II via email on 10/26/22</i>). As of May 2023 – Roman Klets, of Metro Fire and the project engineer confirmed that the revised site plan also meets the previously agreed criteria.</p> <p>The current Tentative Map reflects the intersection spacing and alley lengths agreed to by the Sacramento Metro Fire District. The June 27, 2023, letter from Sacramento Metro Fire District to the applicant contains items subject to the intersections spacing as previously agreed to.</p>

2. *The project complies with all applicable provisions of this Zoning Code other than those modified by the SPA ordinance;*

- The uniqueness of the site and variety of housing types require flexibility not found in standard residential zoning designations. The existing zoning of the site is RD-2 (Very Low Density Residential) which will be changed to meet the project objectives through the Zone Change application process to Medium Density Residential (MDR).

3. *The approved modifications to the development standards of this Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;*

Yes, modifications to the development standards of the Zoning Code are requested so that the proposed project can:

- Help to create an attractive and inviting streetwall along Auburn Boulevard with homes fronting onto the street.
- Establish setbacks unique to this site and project
- Integrate key oak trees and include appropriately scaled open space area
- Provide varied housing types which create interest and provide residents with options
- Design the detention pond to serve the project and become an attractive visual amenity

4. *The project complies with all applicable provisions of the City's Design Guidelines;*

- The design of the proposed project meets the standards of the City's Design Guidelines – specifically those defined in section 106.31.030 - Residential Project Design of the City's Zoning Code.

5. *The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities;*

Yes, the proposed project will be served by:

- Citrus Heights Water District - Water
- SASD – Sewer
- City of Citrus Heights Public Works and Engineering - Drainage
- Sac Metro Fire Department - Fire protection
- AT&T – Telephone service
- SMUD - Electrical service
- San Juan Unified - School District
- Sunrise Park District - Park District

6. *The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;*

Yes, the proposed project includes the following features:

- Interesting and attractive streetwall
- Variety, style in homes and design features
- Attractive open space and entry treatments

- A cohesive and attractive visual transition from the existing plaza and proposed open space/detention pond area.

7. *The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;*

Yes, the proposed project:

- Presents the opportunity to introduce two types of infill housing
- Contributes to an enhanced streetwall along Auburn Boulevard
- Provides attractive public realm
- Provides pedestrian connections
- Establishes open space areas with oak and other trees

Further, the proposed project represents an infill development opportunity that the City of Citrus Heights had identified as a major investment to complement nearby projects in the area.

8. *The site is adequate for the project in terms of size, shape, topography, and circumstances; and*

- Yes, the site can support the proposed project improvements, has access to utilities, provides sufficient drainage, and is easily accessible. The design, layout, and configuration of improvements shall minimize the extent and amount of grading.

9. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

- The CEQA document as currently prepared for the proposed project has not identified any detrimental impacts.

CITY OF CITRUS HEIGHTS MUNICIPAL CODE - TITLE 106 - ZONING CODE
Special Planning Area Development Standards

Sylvan Corners

A. Purpose. The provisions of this Section are intended to ensure that development within the Sylvan Corners Special Planning Area (SPA) creates an attractive neighborhood with an inviting street-facing presence along Auburn Boulevard.

The SPA establishes setbacks unique to this site and project, includes well-designed and appropriately scaled open space areas, provides varied housing types, adequate parking, safe and efficient circulation and protects a number of native trees. The development also incorporates a number of amenities including a small passive park for picnicking and gathering, open space areas with seating and a number of walking paths that connect to the open spaces, the detention basin and to the adjacent Sylvan Plaza. This includes the use of reciprocal use easements on individual lots and uses them as necessary to provide private access where shown.

The neighborhood has been designed with special attention to the long-term livability of residents through its set of site plans that underwent design review with the City. Development within the SPA must be compliant with the codes and regulations set forth by the City of Citrus Heights.

B. Applicability. This Section applies to proposed development and new land uses within the Sylvan Corners SPA, as shown in Figure 5-12.

C. Allowable Land Uses. Land uses shall be limited to single family dwellings and accessory structures, passive recreational amenities, trails, sidewalks, and detention / water quality basin uses.

D. Permit Requirements. Design review approval shall be required for all proposed development, excluding residential accessory structures as defined in Chapter 106.80.

E. Density. The density of residential development of any portion of the property shown in Figure 1 shall not exceed 9 dwelling units per acre.

F. Development Standards - Overall Project Site. During the preparation of the SPA, several key design criteria were addressed including requirements for special building frontages along Auburn Boulevard, reduced grading, open space provisions, and efforts to preserve healthy trees. Any future changes to the neighborhood shall be consistent with the intent of the original development standards as depicted in the project's tentative map.

1. **Private Streets.** Private streets (inclusive of alley-streets) shall be permitted within the project site to provide greater flexibility in site design. The project shall meet the following standards:
 - a. Private streets shall be constructed to the appropriate public roadway standard, as determined by the City Engineer, with respect to pavement width and thickness, curbs, gutters, sidewalks, etc.

- b. The private streets shall meet all private roadway standards as determined by the Fire District and the City Engineer and maintained by the Home Owner Association (HOA). A Private Road Maintenance Agreement will also be implemented with the HOA per the requirements of the Fire District and City Engineering Division.
- 2. Refuse Containers Storage.** Refuse containers shall be stored (except on pick-up day) within yard or garage areas not visible to the public or shall be completely screened by a decorative partition or by landscaping.
- 3. Building Height.** The maximum building height shall be 35 feet from finish grade to highest ridge.
- 4. Dwelling Units.** The residential subdivision will consist of 94 single-family dwelling units including alley-loaded and traditional small lots.
- 5. Parking.** The parking requirement is a minimum of two (2) parking spaces plus one (1) guest space for each dwelling. Resident parking is fulfilled by the enclosed garage and the driveway provided for each dwelling. Guest parking is fulfilled by driveway parking and both formal and informal on-street parking spaces distributed throughout the site. Garages and driveways shall at all times be available for parking of vehicles only (i.e., not boats or RVs). Storage within the garage, or any other use within the garage, is only allowed to the extent that it does not impede parking of the vehicle or vehicles of the owner/tenant of the unit. The CC&Rs shall require that residents park their vehicles in their own garages, leaving guest parking spaces available for guests.
- 6. Boat and RV Storage.** Guest parking and on-street parking spaces are strictly reserved for guest and overflow parking. Guest spaces shall not be used for RV or boat storage. Guest parking spaces shall also not be used for commercial vehicle parking or storage.
- 7. Neighborhood Gateways.** Individual neighborhood entry gateways to the SPA area shall be enhanced and shall include accent trees, colorful annual plants, signage and other special landscape elements. The maintenance of the neighborhood gateways shall be the responsibility of the HOA.
- 8. Street Lighting.** Street lighting shall meet minimum City standards and shall consist of fixtures along public streets, sidewalks and trails providing sufficient illumination for vehicular and pedestrian safety. On private streets, lighting shall be provided on garages and on the backside of residential units. Outdoor lighting shall meet the following standards:
 - a. All streetlights on public streets shall have a color temperature of 3000K or less.

- b. All lighting in the common areas, including open spaces, owned by the HOA shall be certified "Dark Sky Approved" by the International Dark Sky Association.
- c. All lighting on private lots, whether attached to the home or free-standing, shall be certified "Dark Sky Approved" by the International Dark Sky Association.

9. Minimum Lot Size. The minimum lot size for each home shall be as follows:

- a. Alley-loaded small lot: (35x75) or 2,625 square foot (sf) minimum
- b. Traditional small lot: (40x75) or 3,000 square foot (sf) minimum

10. Minimum Usable Outdoor Area. Each alley loaded, and traditional small lot shall have a minimum usable private/semi-private outdoor area as outlined below. To be considered "usable," a minimum width of 5 feet (ft) is required.

- a. Alley loaded small lot: 674 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of side/front yards and front porches.
- b. Traditional small lot: 471 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of back yards, patios and front porches.

The minimum usable outdoor area can be reduced in size for parcels that adjoin open space and have direct visibility from their outdoor area into open space areas. For parcels which are the recipient of a mutual or reciprocal easement, the area within that easement can count towards the minimum usable outdoor area for the "receiving" unit.

A porch/patio cover, open on at least 3 sides, can be included in the minimum usable outdoor area.

11. Lot Coverage. The total area of all building footprints and roofed areas shall not exceed 55 percent (55%) of the total site area which would allow space for outdoor living features such as patio covers and outdoor furniture.

12. Building Setback. All dwelling units shall comply with the following minimum building setbacks:

- a. Alley-loaded small lot dwellings/units:
 - Front: 12.5 feet to living; 10 feet from property line (back of sidewalk) to porch
 - Rear: 5 feet
 - Interior side: 3 feet
 - Street side: 10 feet

- b. Traditional small lot dwellings/units:
- Front: 14 feet to living; 20 feet from back of sidewalk to garage face; 12.5 feet from property line (back of sidewalk) to porch
 - Rear: 10 feet
 - Interior side: 3 feet
 - Street side: 10 feet

13. Accessory Structures

- a. Alley-loaded small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks), above.
- b. Traditional small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks) above, except the rear setback may be 5 feet.

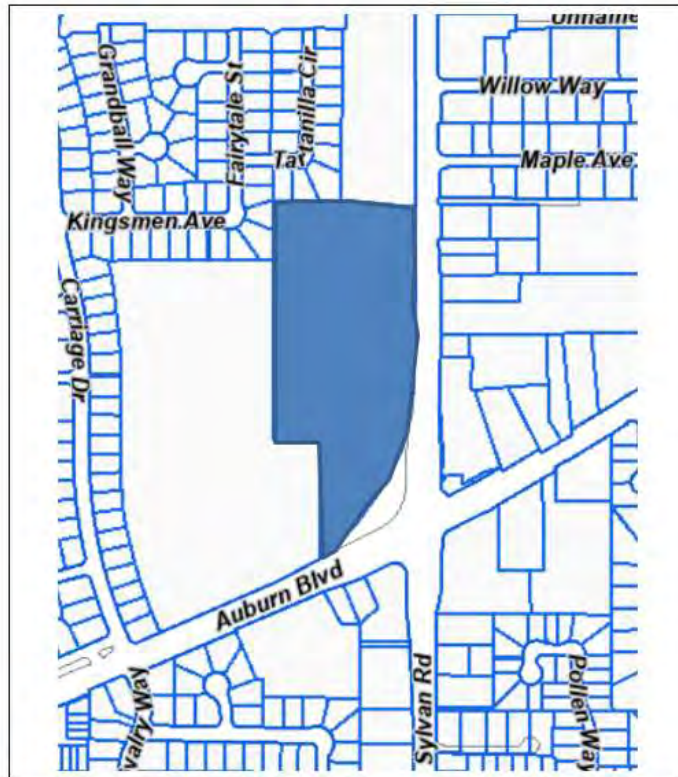


Figure 5-12

OWNER:
CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE: 11.32± ACRES

EXISTING USE: _____
VACANT

PROPOSED USE:

SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

EXISTING ZONING: RD-2

PROPOSED ZONING: SPA

PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.27 NET ACRES = 8.34 d.u./n.a.

LOT SIZE:

MIN. LOT = 2,625 SF
MAX. LOT = 5,727 SF
AVERAGE = 3,202 SF

PROPOSED IMPROVEMENTS:

SEWER: _____

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:

CITY OF CITRUS HEIGHTS PUBLIC WORKS AND
ENGINEERING

FIRE PROTECTION:

SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE: _____

AT&T

ELECTRICAL SERVICE: _____
SMUD

















GAS SUPPLY: _____

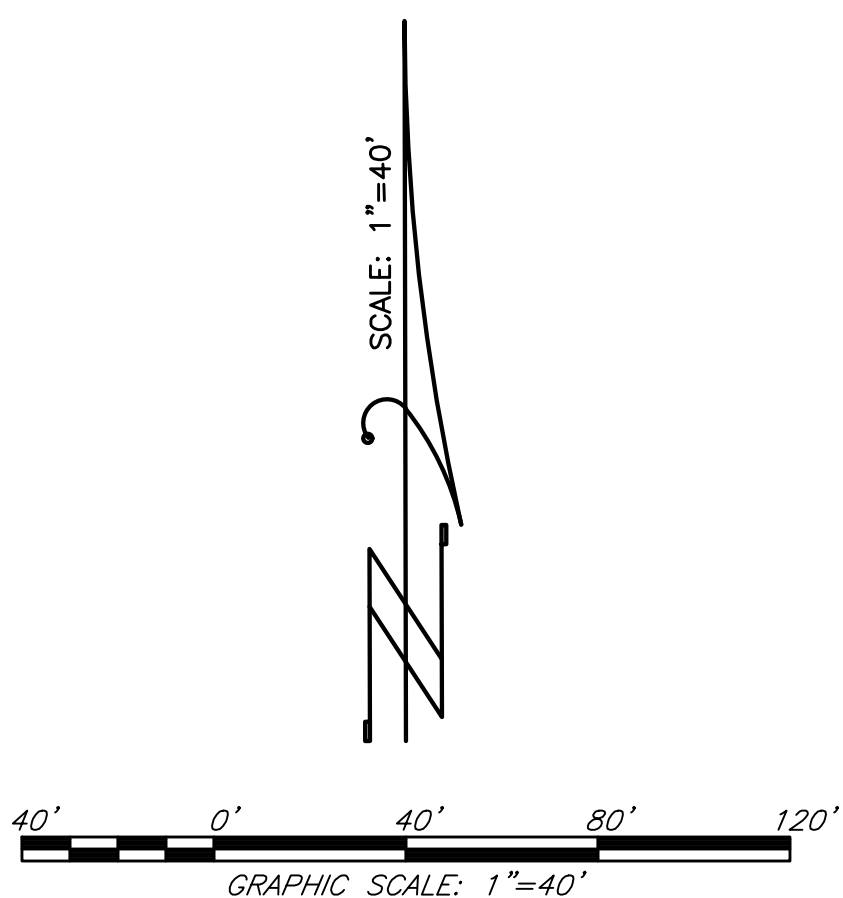
SCHOOL DISTRICT: SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:

SUNRISE PARK DISTRICT

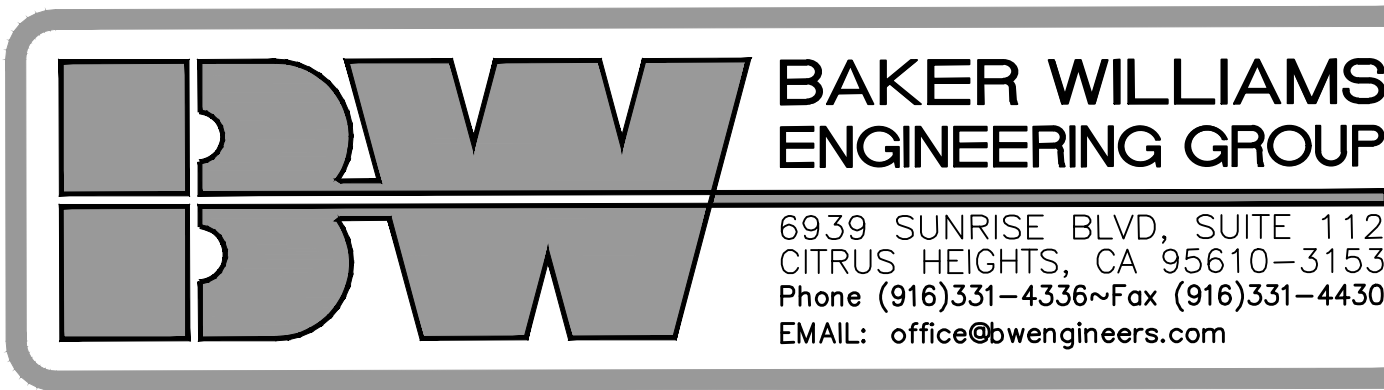
LEGEND:

EXISTING		PROPOSED
	DRAIN INLET	
	MANHOLE	
	FIRE HYDRANT	
 OR 	STREET LIGHT	
-----	FENCE	-----
-----	LOT LINES	-----
-----	RIGHT OF WAY	-----
-----	BUILDING	-----
-----	C/G AND SIDEWALK	=====
-----	SITE BOUNDARY	=====
	EX. TREE TO REMAIN	
	EX. TREE NUMBER	
	EX. TREE TO REMOVE	
	SPOT ELEVATION	
	TOPOGRAPHIC CONTOUR	
-----	OVERHEAD LINE	-----
-----	EDGE OF PAVEMENT	-----
	MAILBOX CLUSTER	
	RETAINING WALL	=====



ILLUSTRATIVE PLAN SYLVAN CORNERS

SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER, 2023









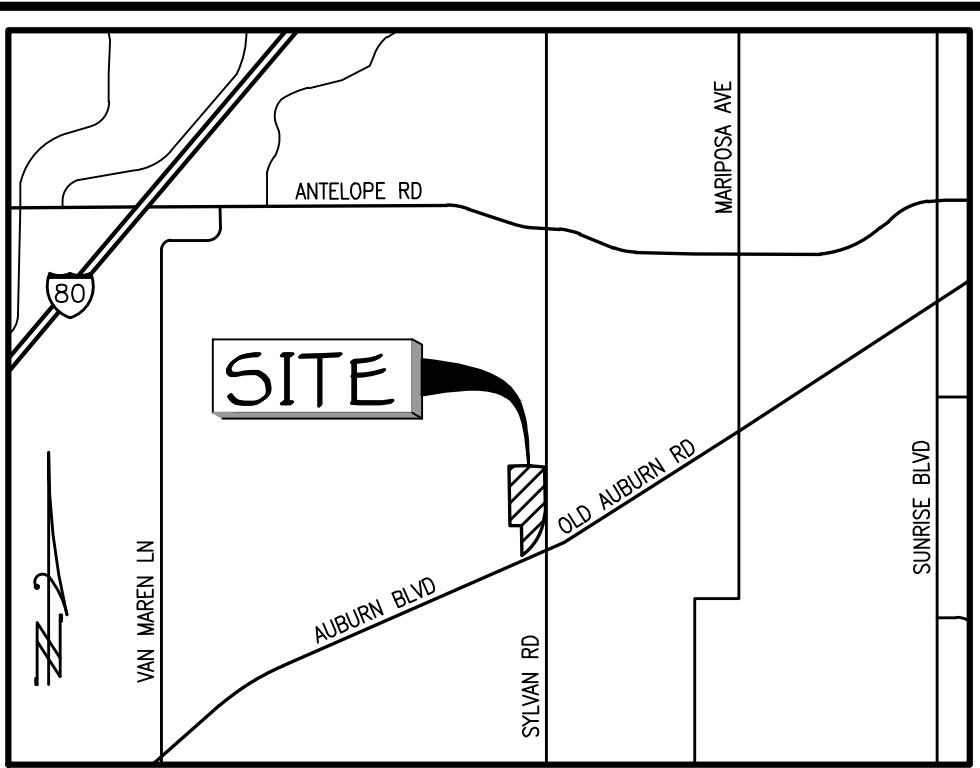
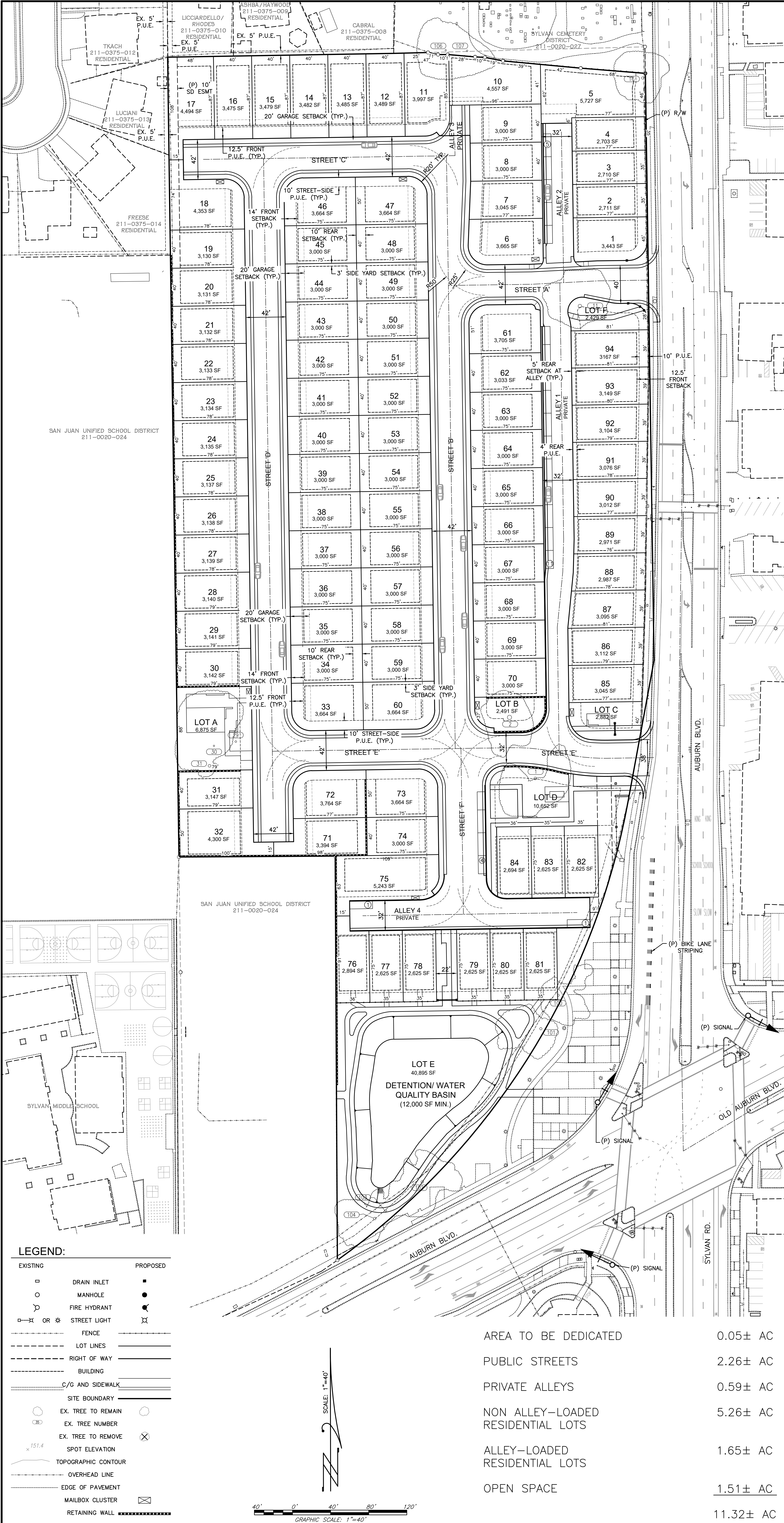
JOB NO. 21-03-003

Agenda Packet Page 303



LEGEND:

AREA TO BE DEDICATED		0.05± AC
PUBLIC STREETS		2.26± AC
PRIVATE ALLEYS		0.59± AC
NON ALLEY-LOADED RESIDENTIAL LOTS		5.26± AC
ALLEY-LOADED RESIDENTIAL LOTS		1.65± AC
OPEN SPACE		1.51± AC
		11.32± AC



OWNER:
CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE:
11.32± ACRES

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

EXISTING ZONING:
RD-2

PROPOSED ZONING:
SPA

PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.27 NET ACRES = 8.34 d.u./a.

LOT SIZE:
MIN. LOT = 2,825 SF
MAX. LOT = 5,727 SF
AVERAGE = 3,202 SF

PROPOSED IMPROVEMENTS:
CITRUS HEIGHTS

SEWER:
S.A.S.D.

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:
CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING

FIRE PROTECTION:
SAC METRO FIRE DEPARTMENT

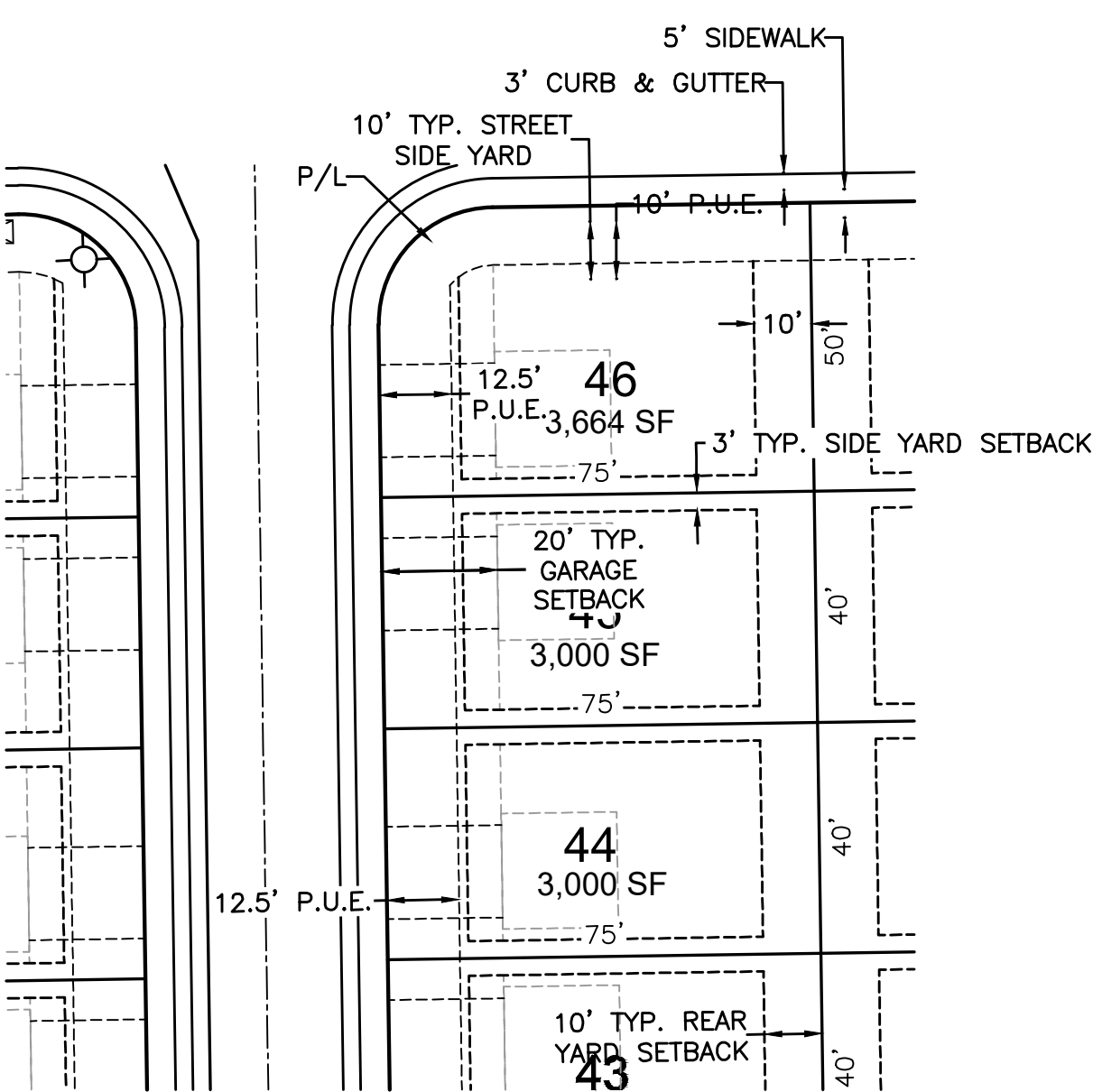
TELEPHONE SERVICE:
AT&T

ELECTRICAL SERVICE:
SMUD

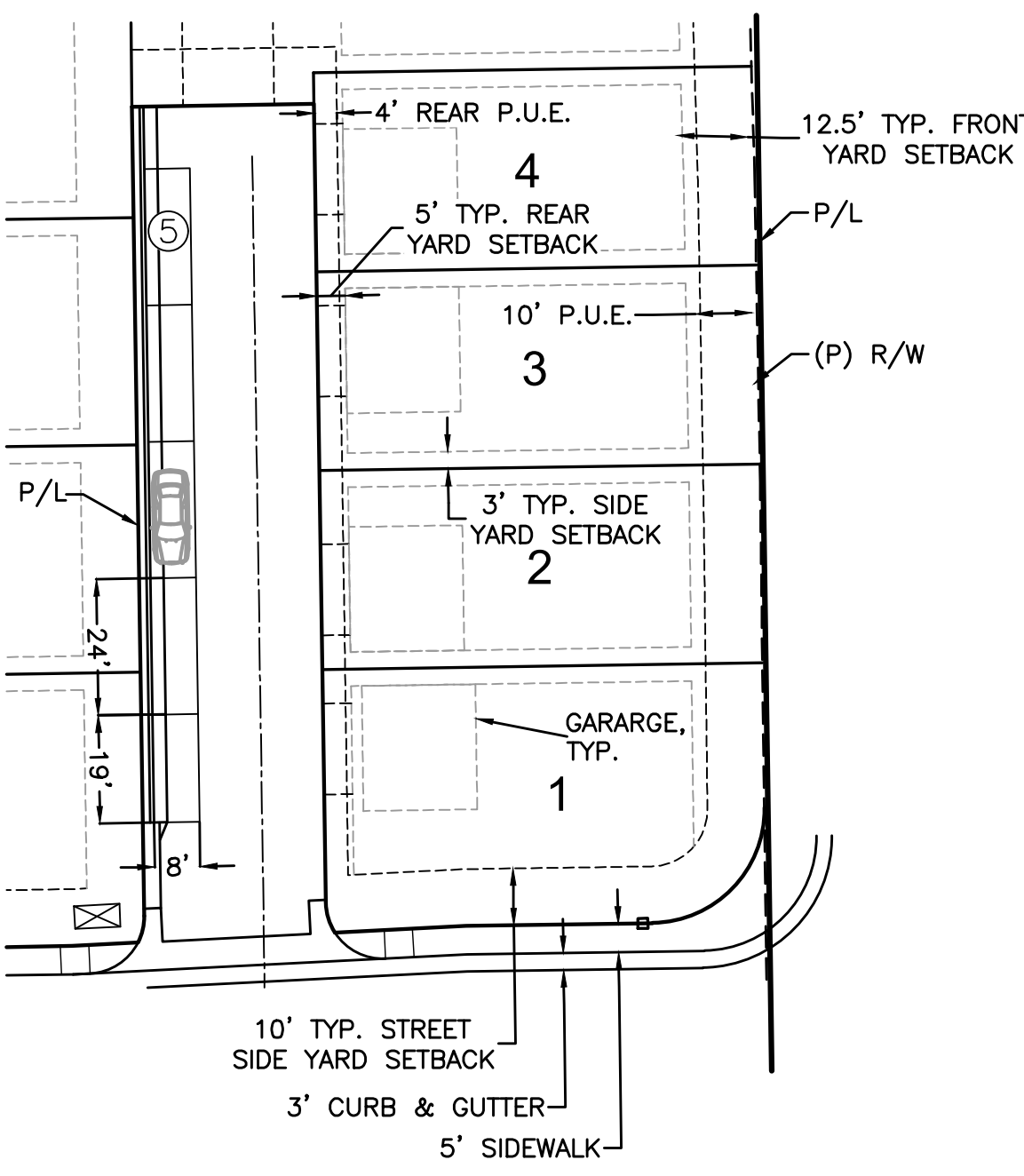
GAS SUPPLY:
N/A

SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT



TYPICAL LOT DETAIL
1"-30'



TYPICAL ALLEY-LOADED LOT DETAIL
1"-30'

AREA TO BE DEDICATED	0.05± AC
PUBLIC STREETS	2.26± AC
PRIVATE ALLEYS	0.59± AC
NON ALLEY-LOADED RESIDENTIAL LOTS	5.26± AC
ALLEY-LOADED RESIDENTIAL LOTS	1.65± AC
OPEN SPACE	1.51± AC
	11.32± AC

SITE PLAN
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER, 2023

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
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EMAIL: office@bwengineers.com



VICINITY MAP
NO SCALE

OWNER:

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:

MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336 FAX: (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:

211-0020-025

ACREAGE:

11.32± ACRES

EXISTING USE:

VACANT

PROPOSED USE:

SINGLE FAMILY RESIDENTIAL:

70 TRADITIONAL LOTS

24 ALLEY-LOADED LOTS

EXISTING ZONING:

RD-2

PROPOSED ZONING:

SPA

PROPOSED DENSITY:

94 RESIDENTIAL LOTS/ 11.27 NET ACRES = 8.34 d.u./a.

LOT SIZE:

MIN. LOT = 2,625 SF

MAX. LOT = 5,727 SF

AVERAGE = 3,202 SF

PROPOSED IMPROVEMENTS:

CITRUS HEIGHTS

SEWER:

S.A.S.D.

WATER SUPPLY:

CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:

CITY OF CITRUS HEIGHTS PUBLIC WORKS AND
ENGINEERING

FIRE PROTECTION:

SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE:

AT&T

ELECTRICAL SERVICE:

SMUD

GAS SUPPLY:

N/A

SCHOOL DISTRICT:

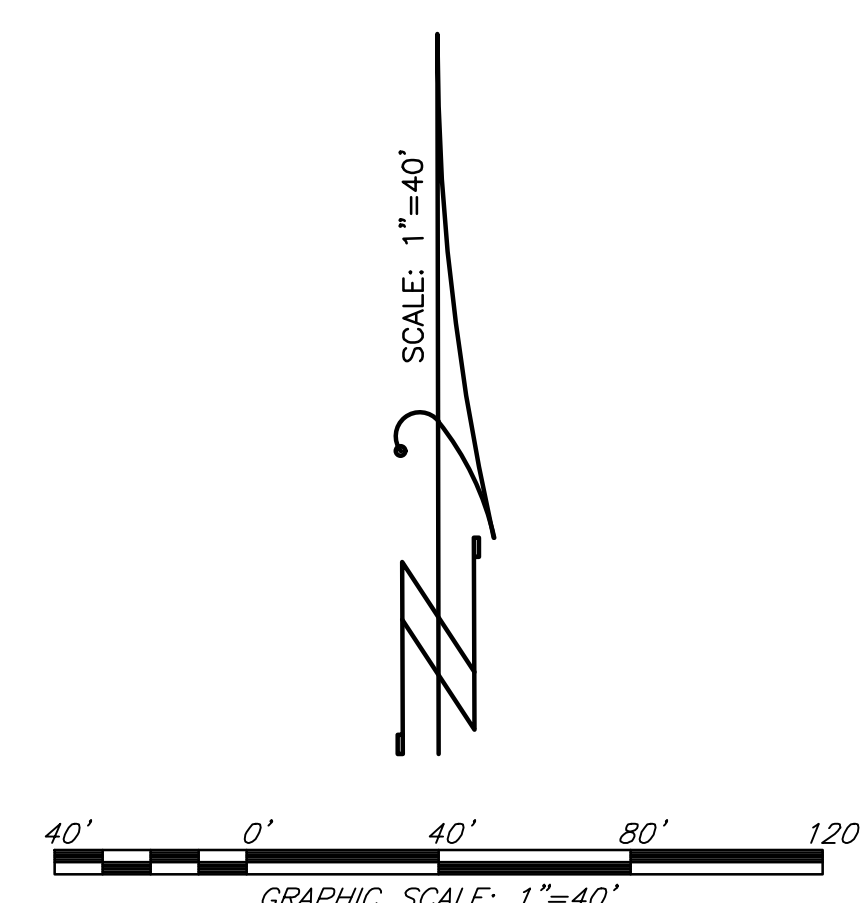
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:

SUNRISE PARK DISTRICT

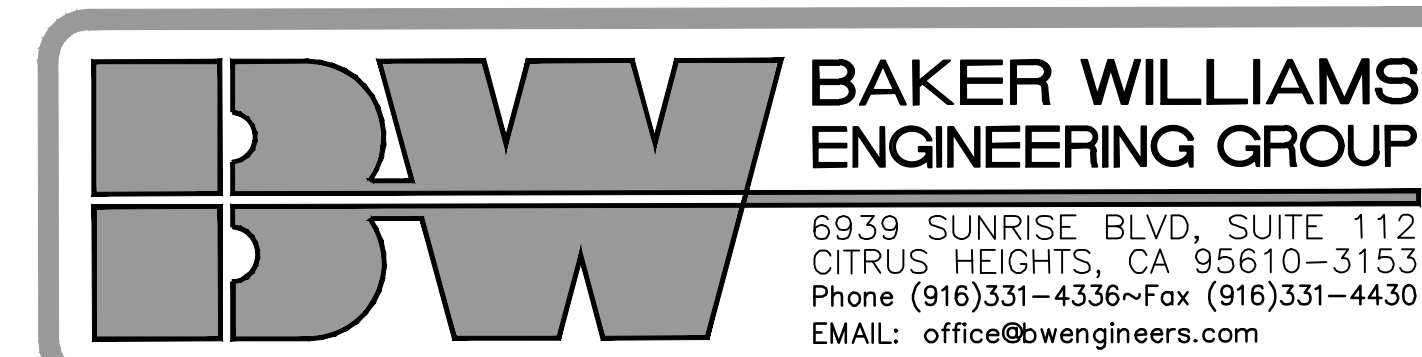
LEGEND:

EXISTING	PROPOSED

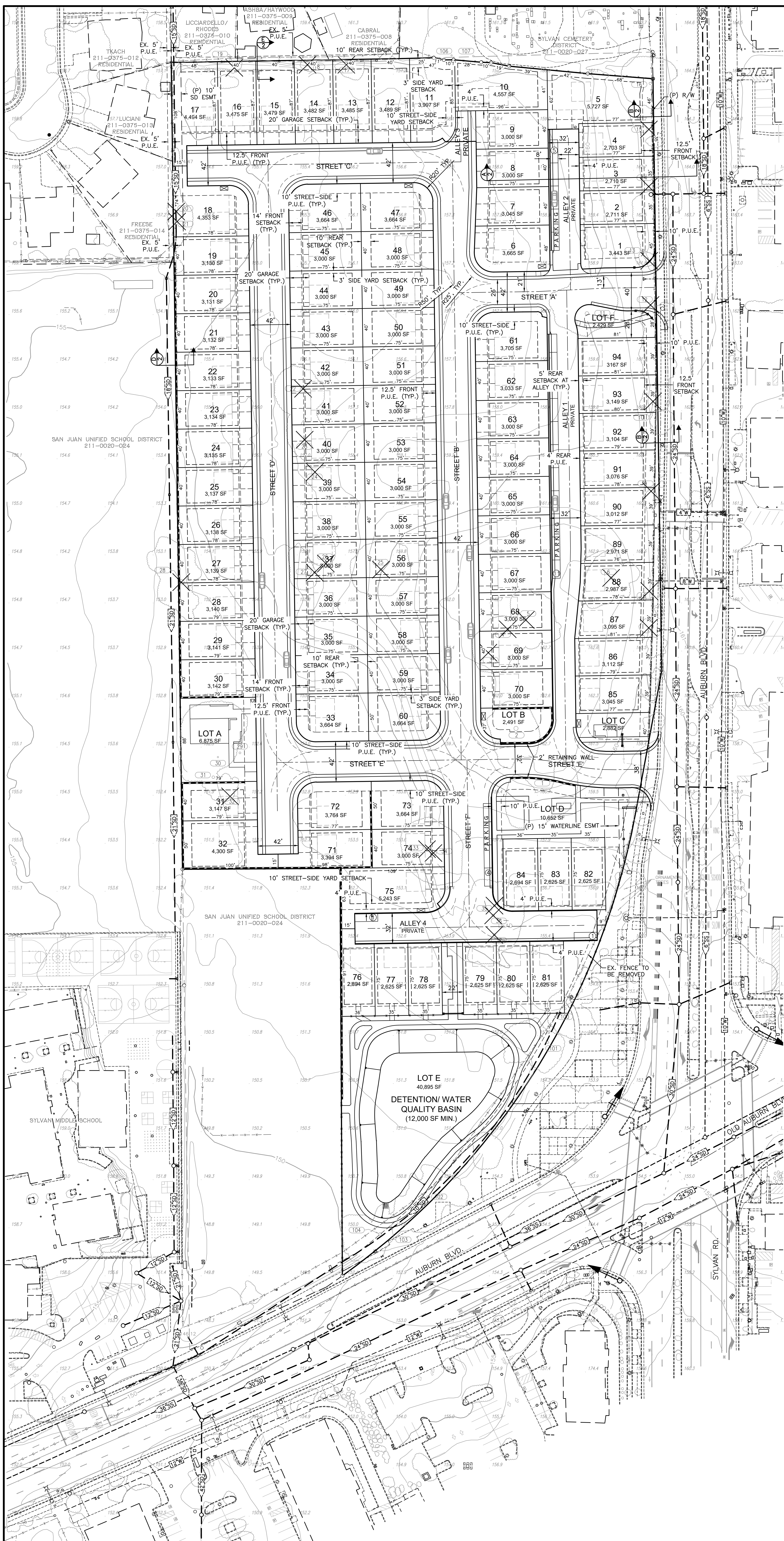


TENTATIVE MAP SYLVAN CORNERS

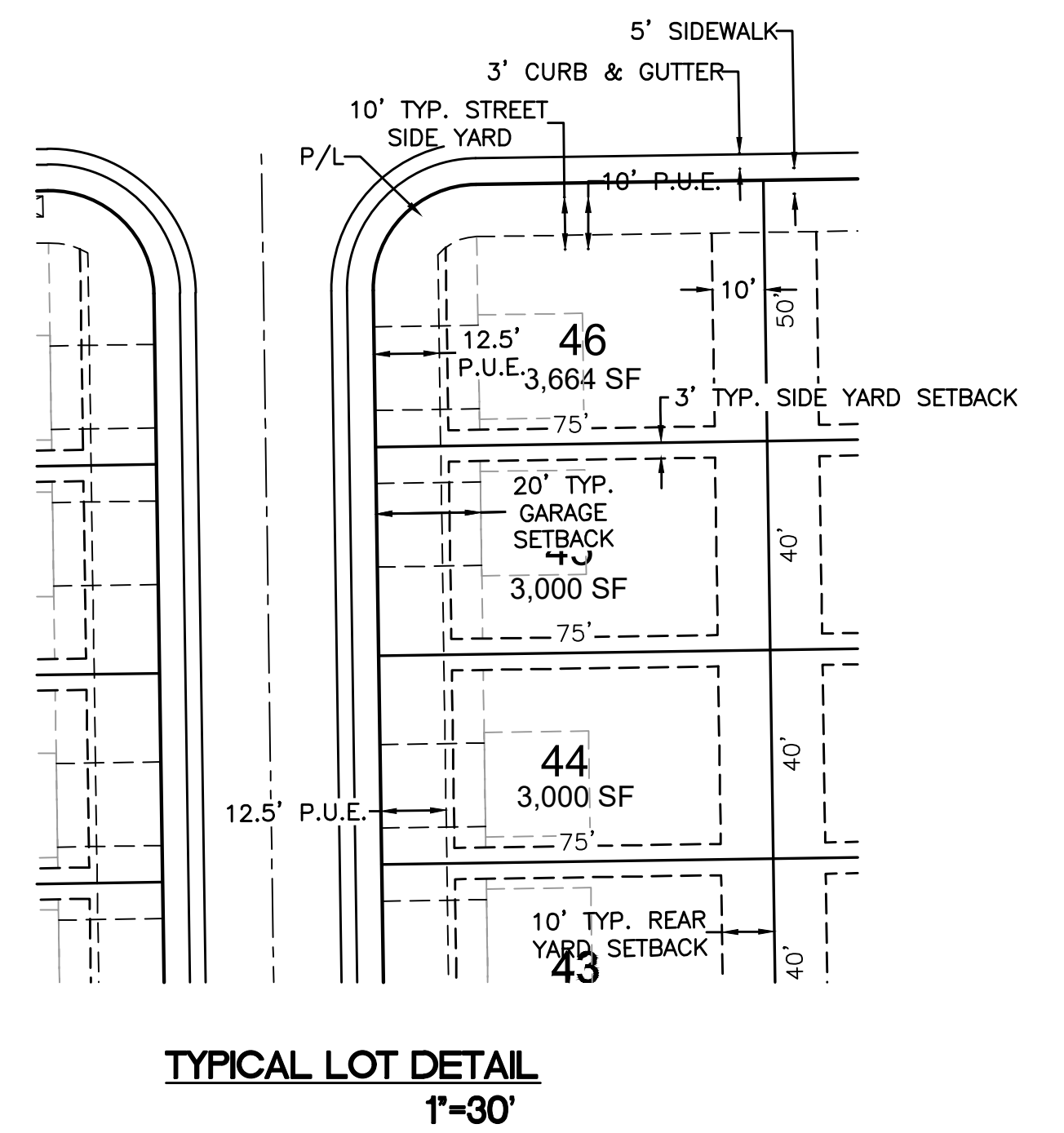
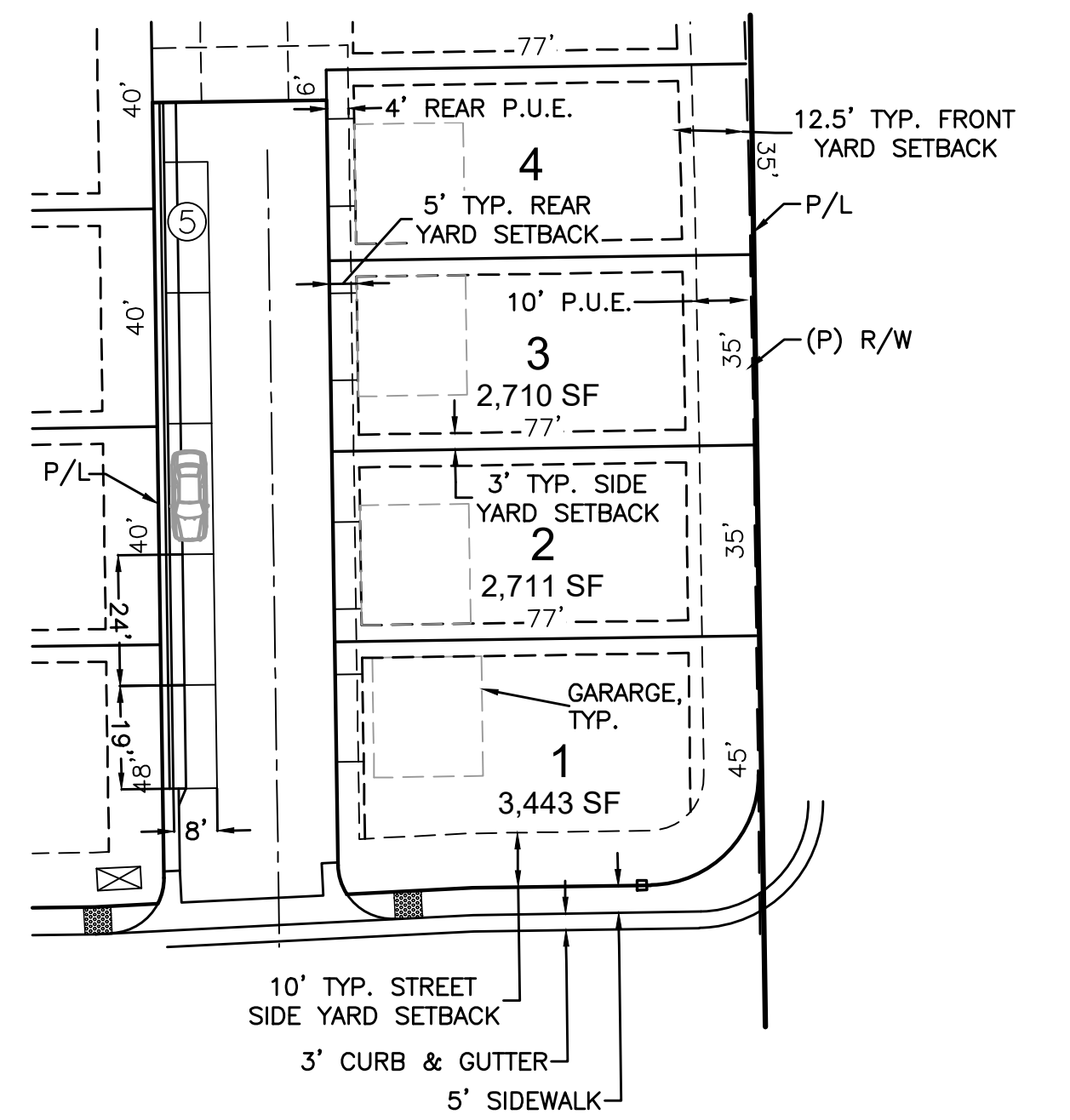
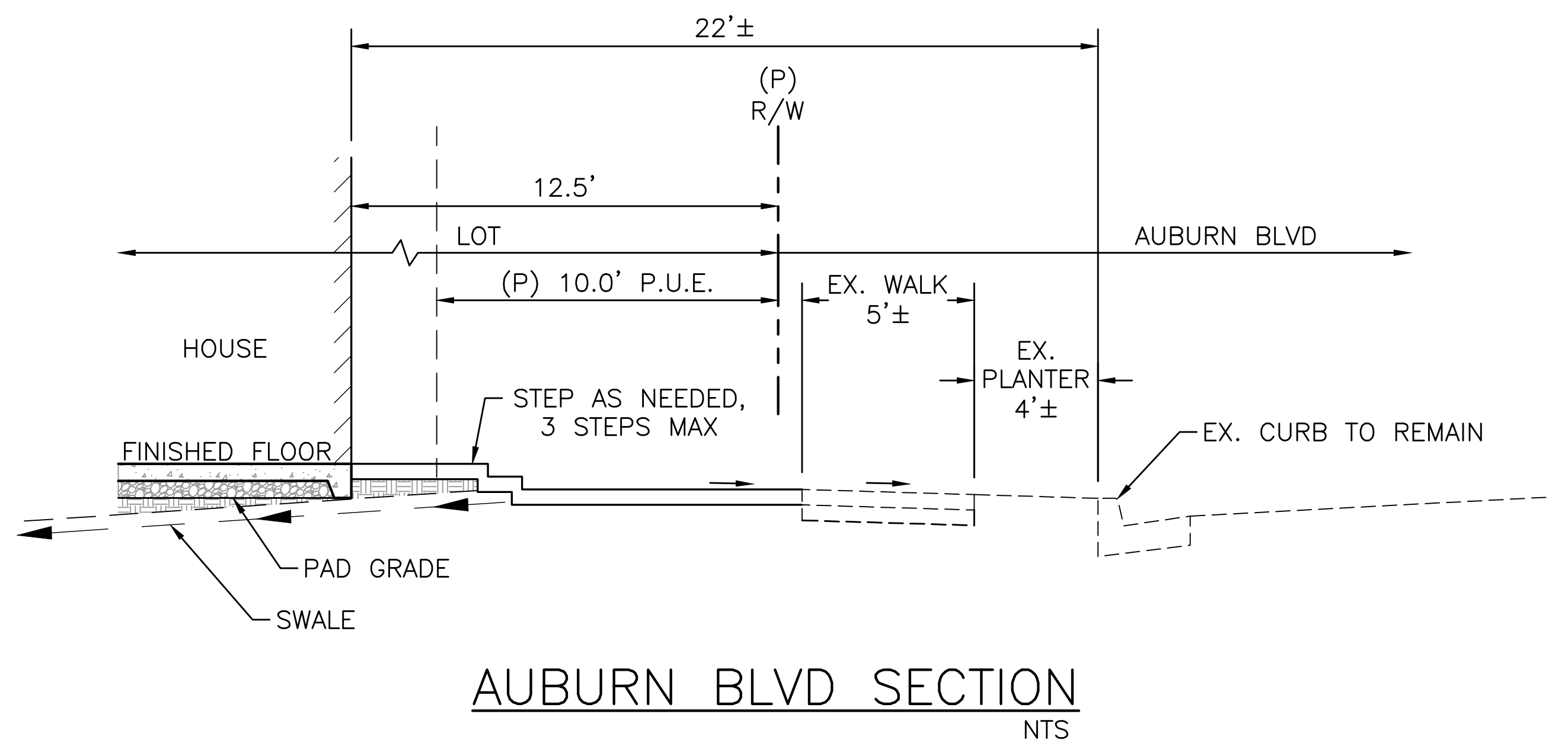
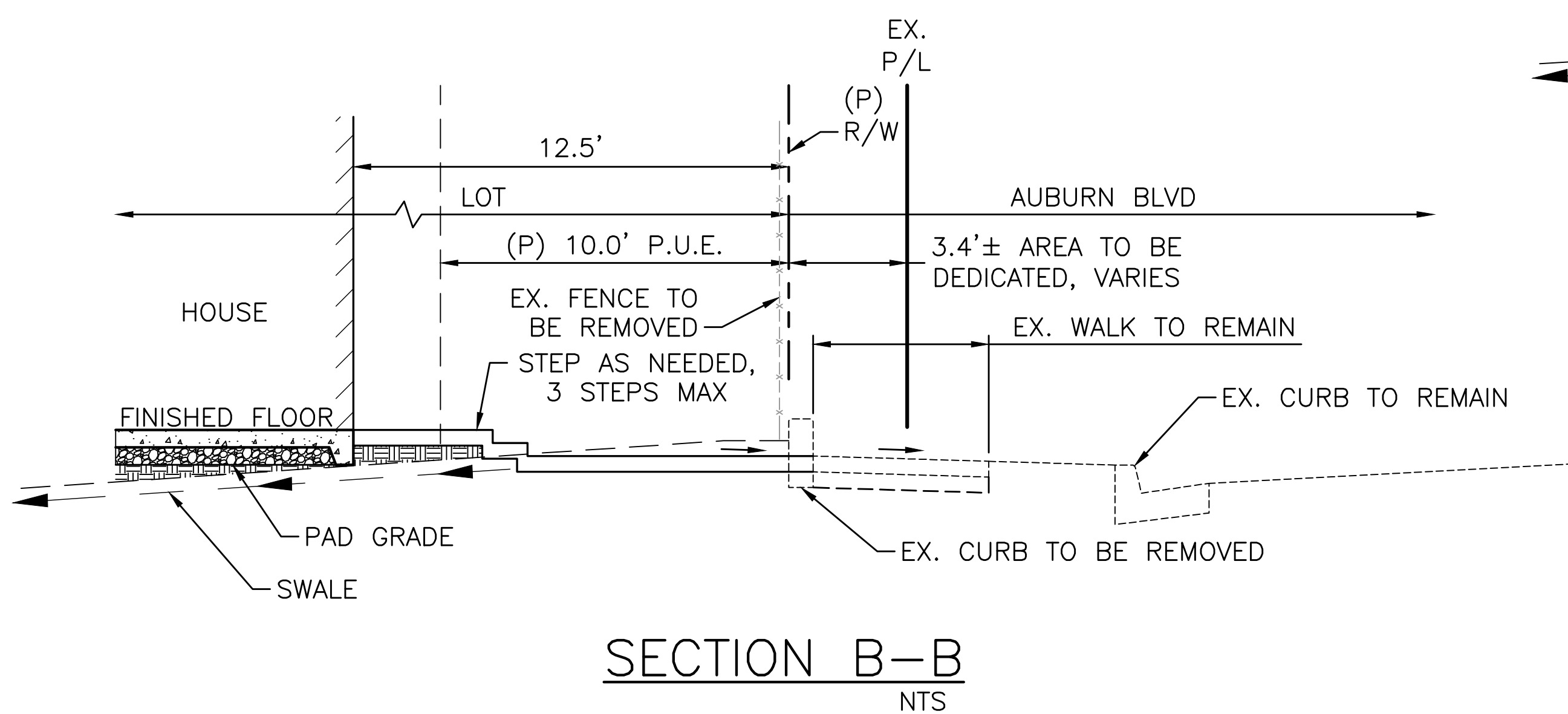
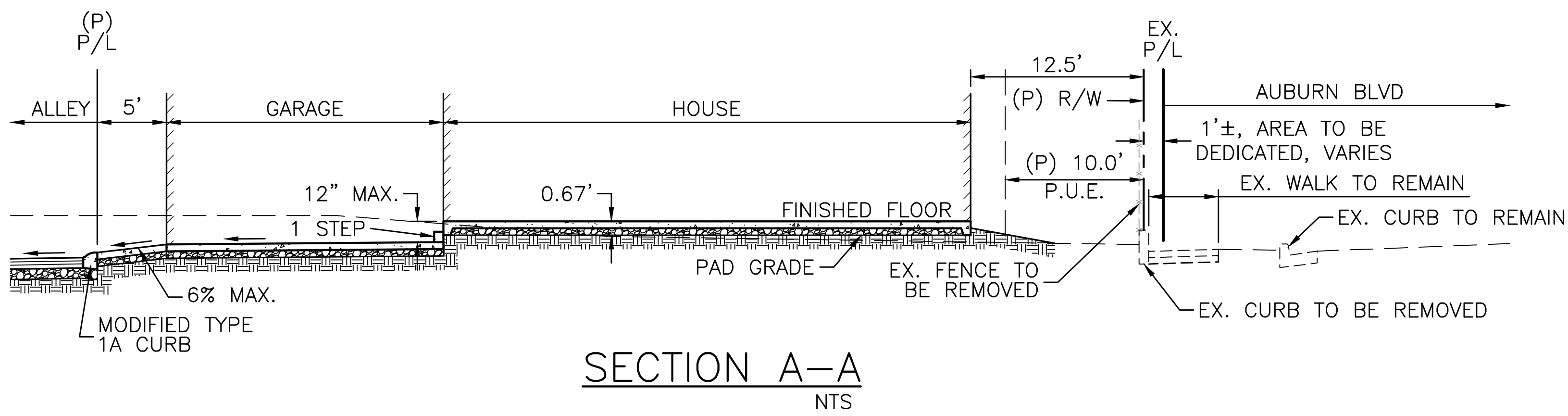
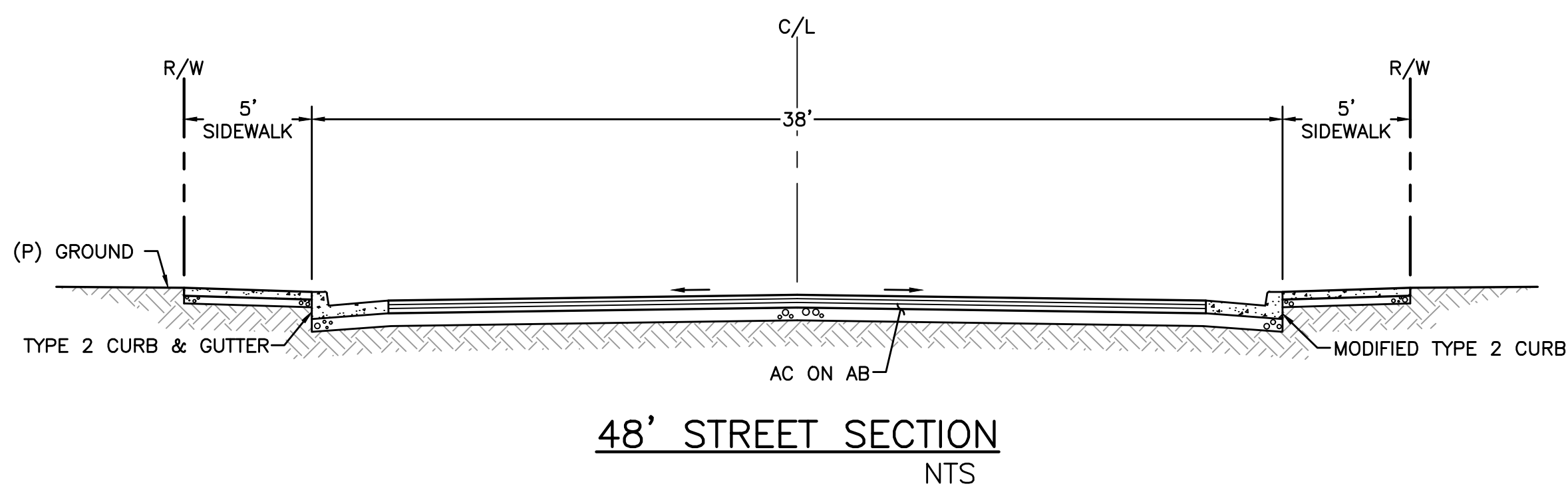
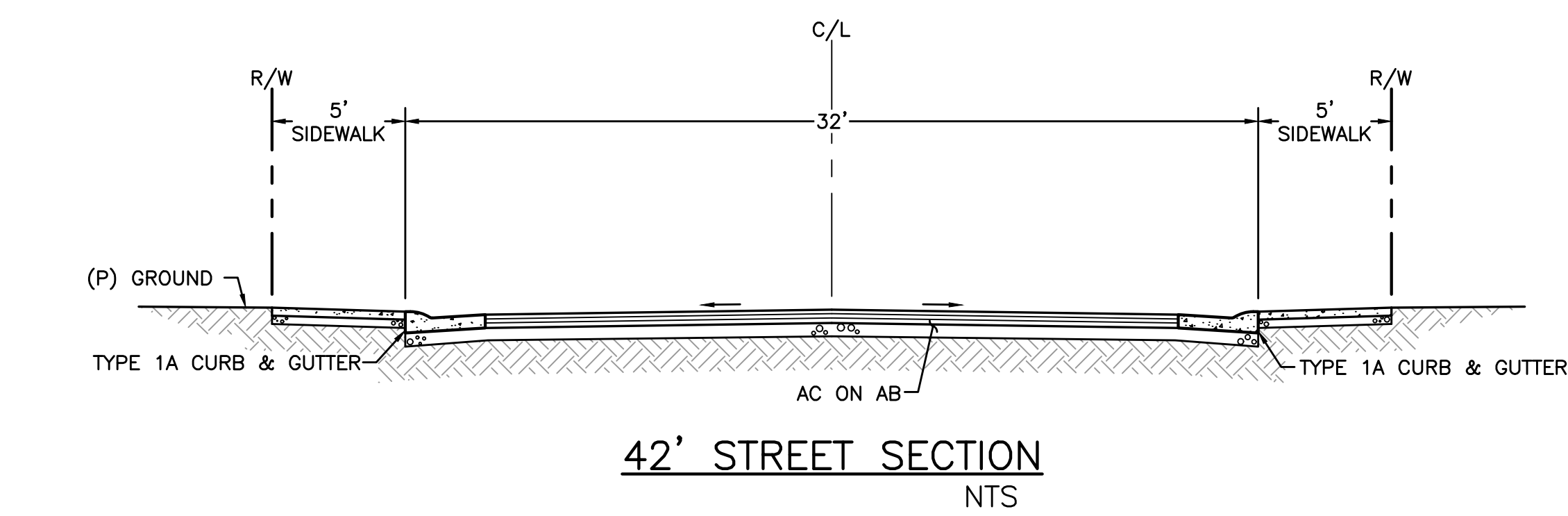
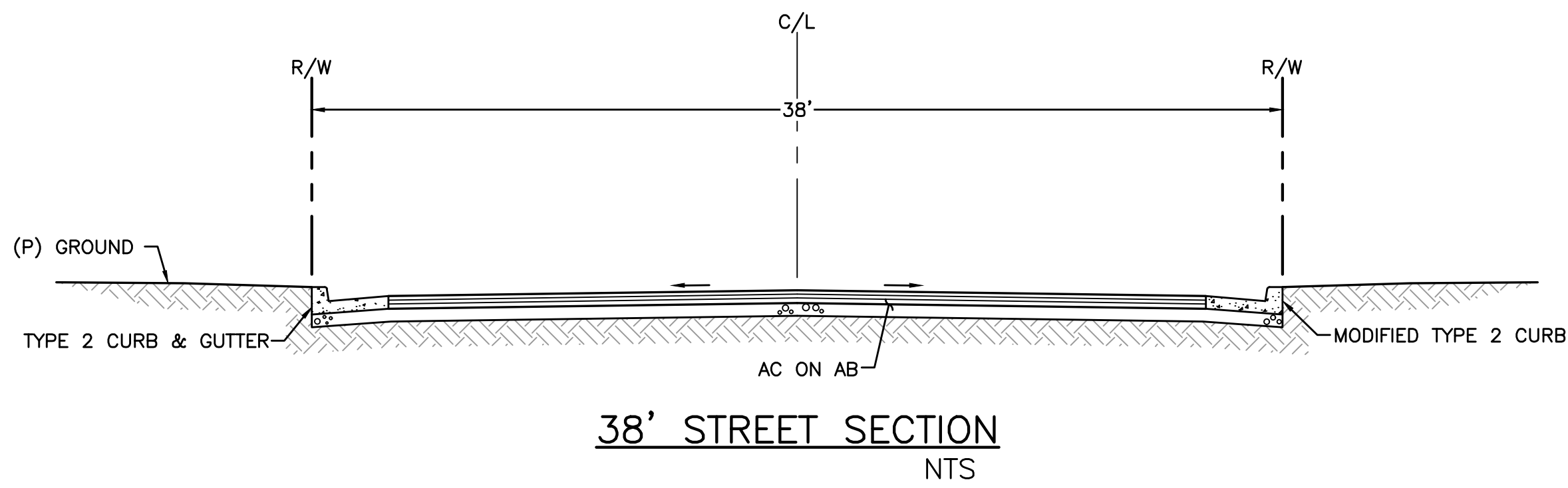
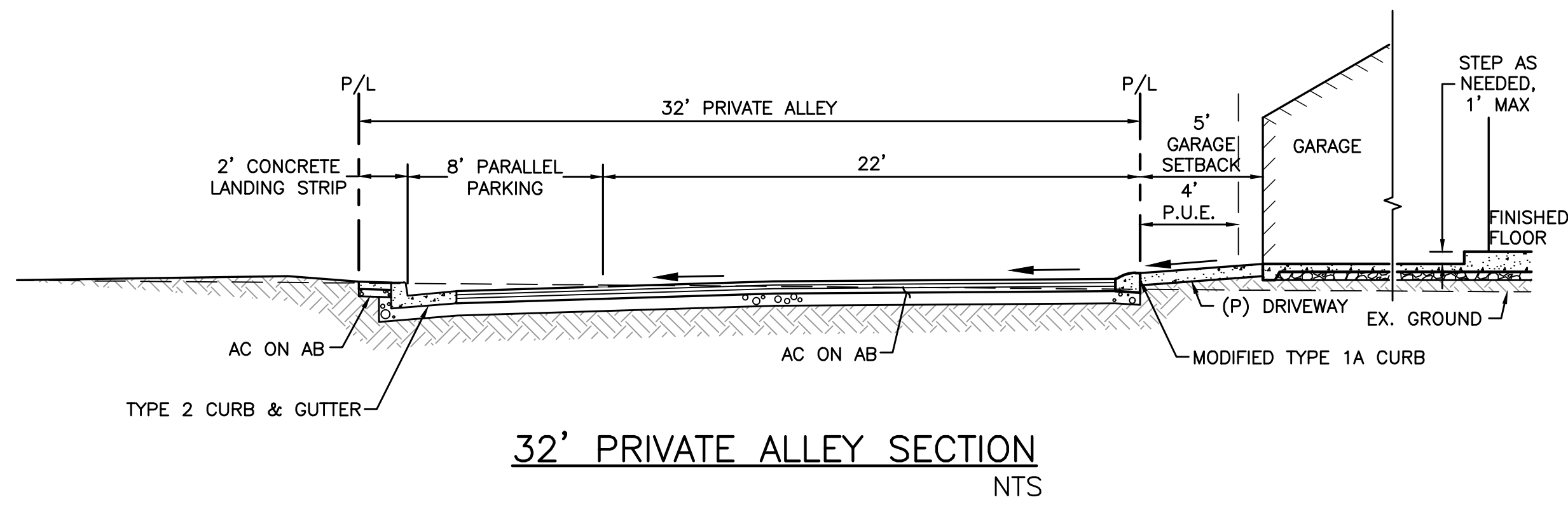
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 1 OF 2
SEPTEMBER, 2023



JOB NO. 21-03-003



2103003-TENTATIVE-MAP



SECTIONS AND DETAILS SYLVAN CORNERS

SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 2 OF 2
SEPTEMBER, 2023



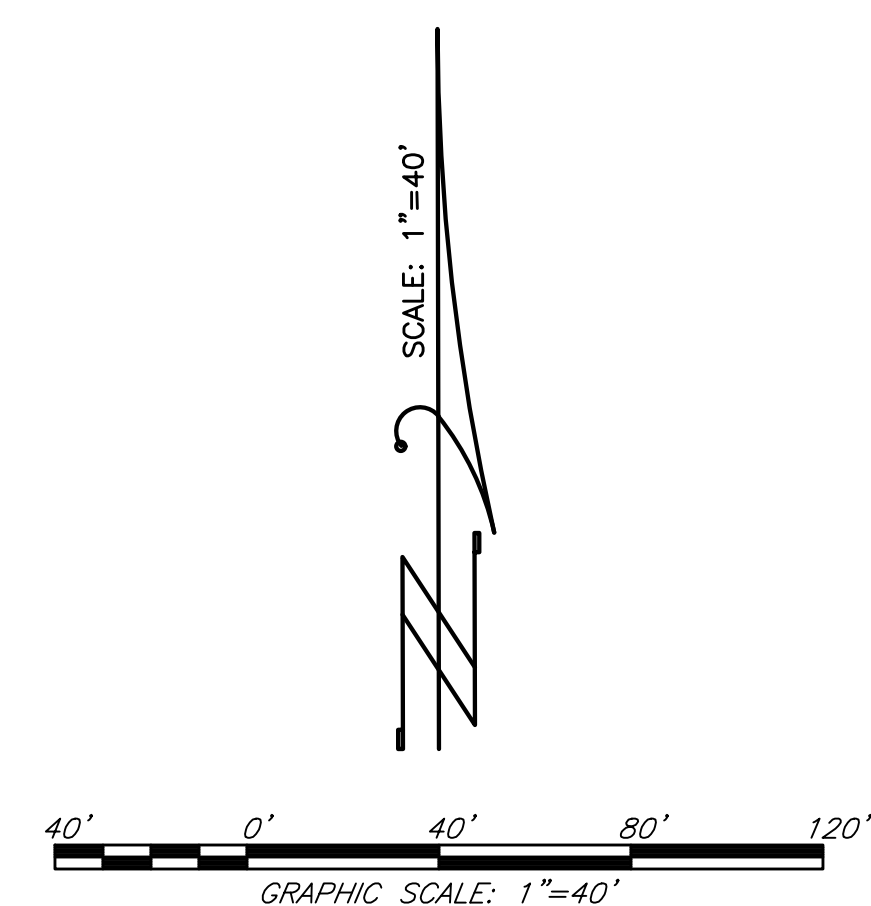


ESTIMATED EARTHWORK QUANTITIES
EXCAVATION - 18,500 CY
EMBANKMENT - 17,000 CY

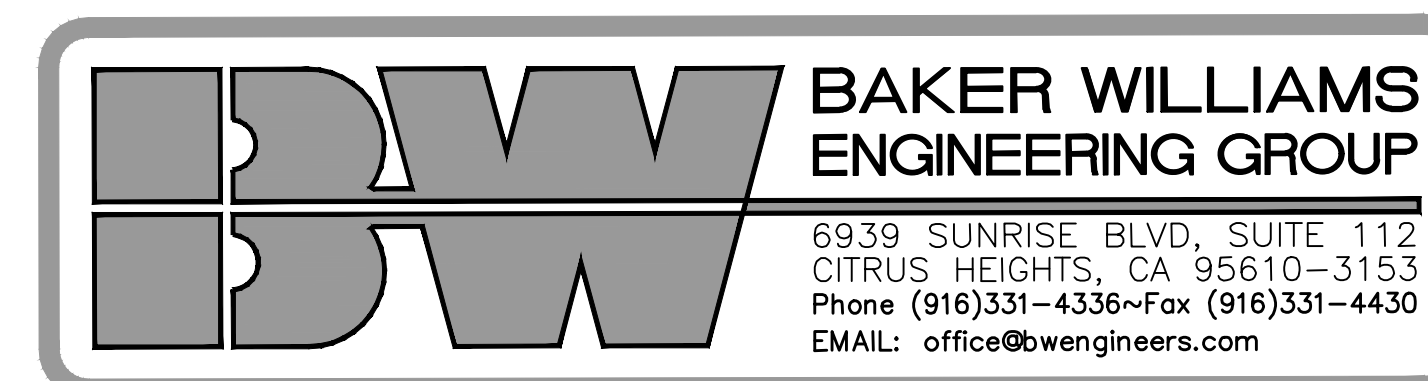
LEGEND:

EXISTING	PROPOSED

DRY UTILITY SERVICE

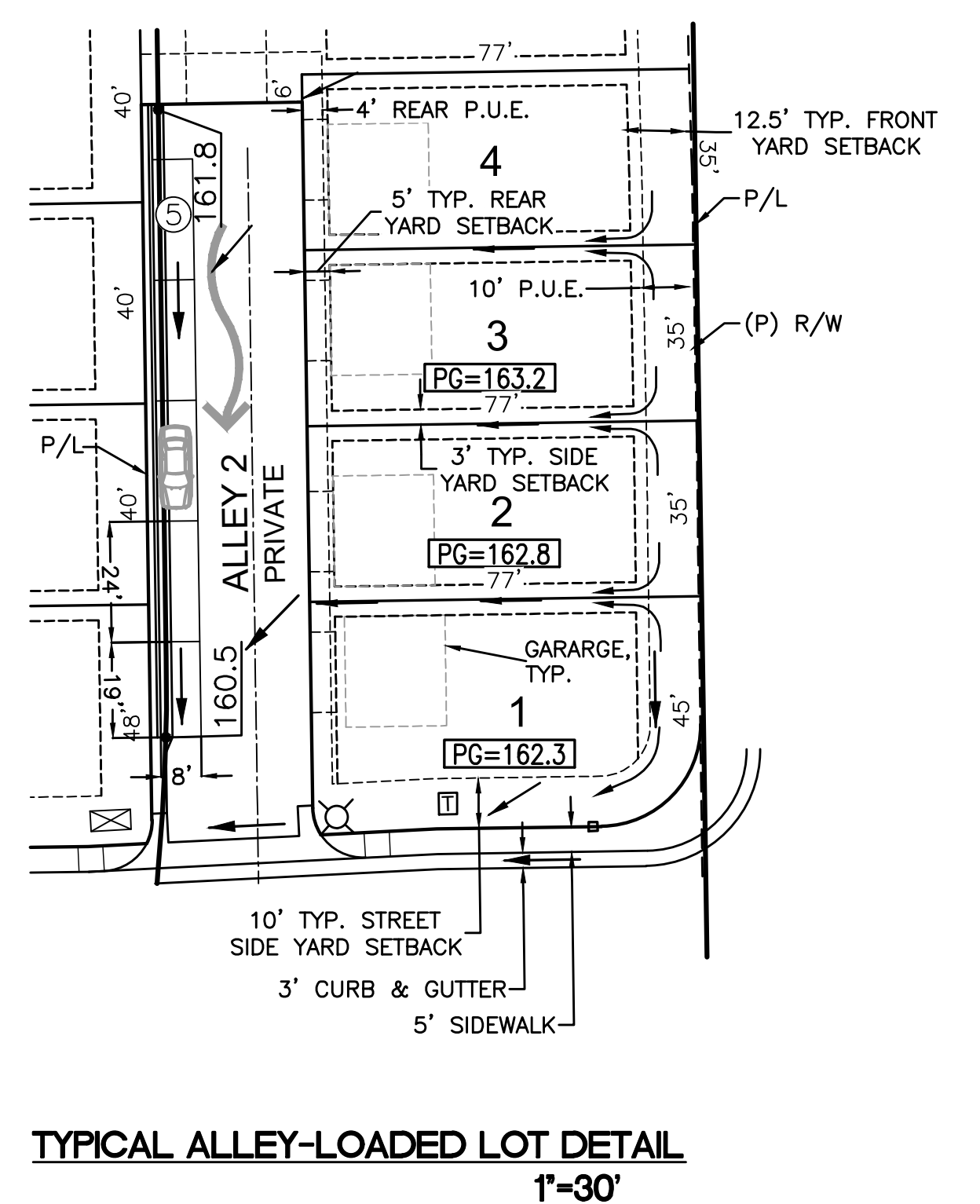
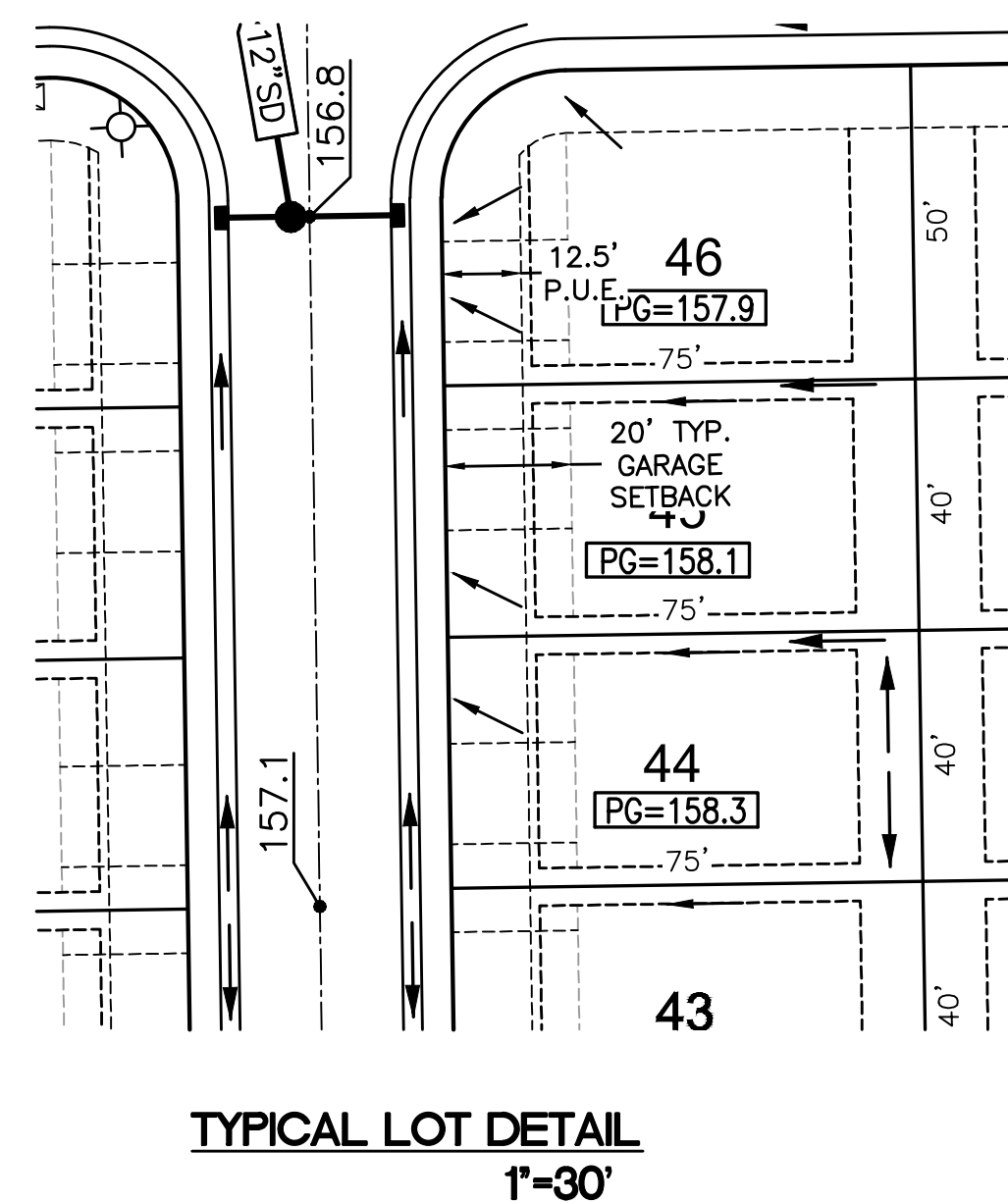
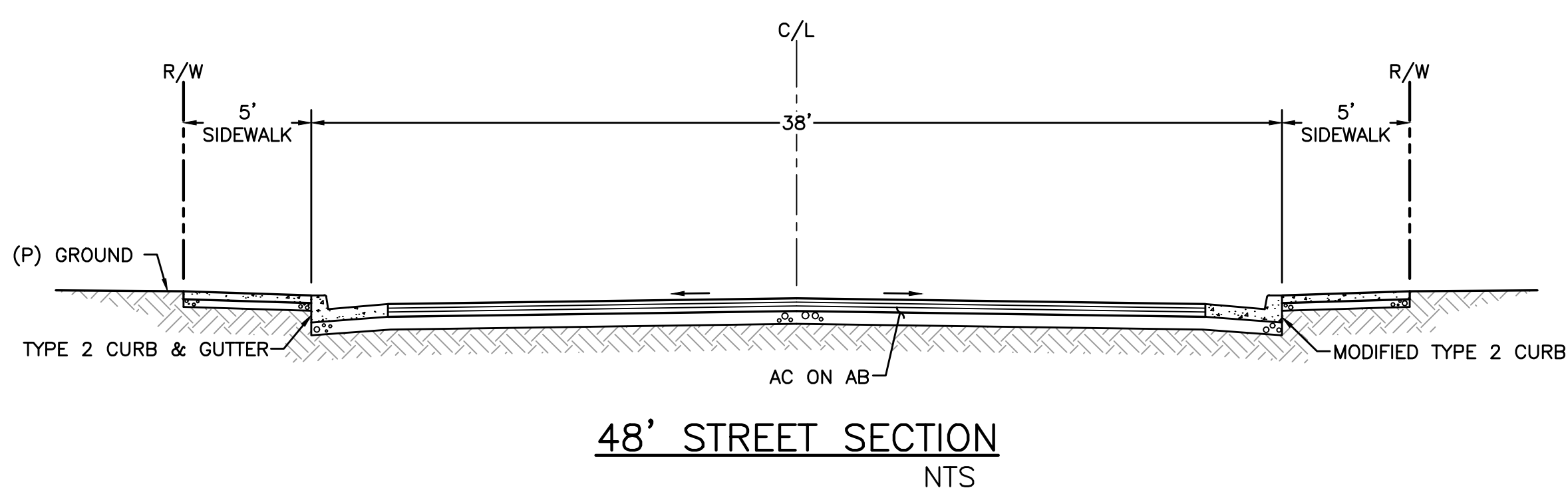
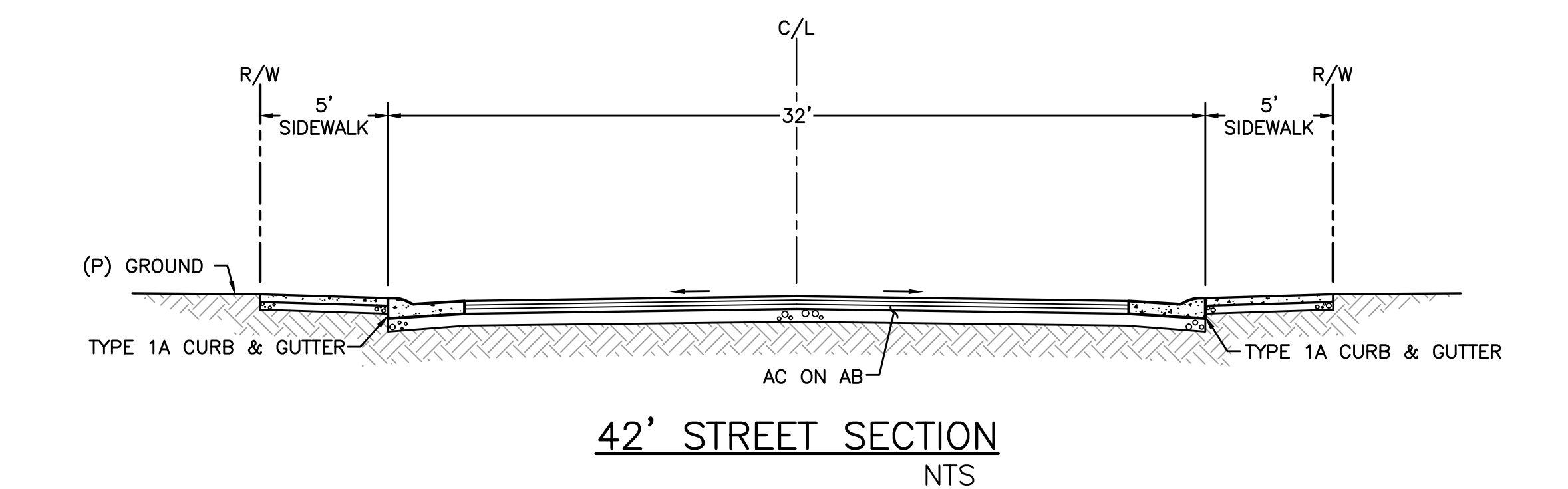
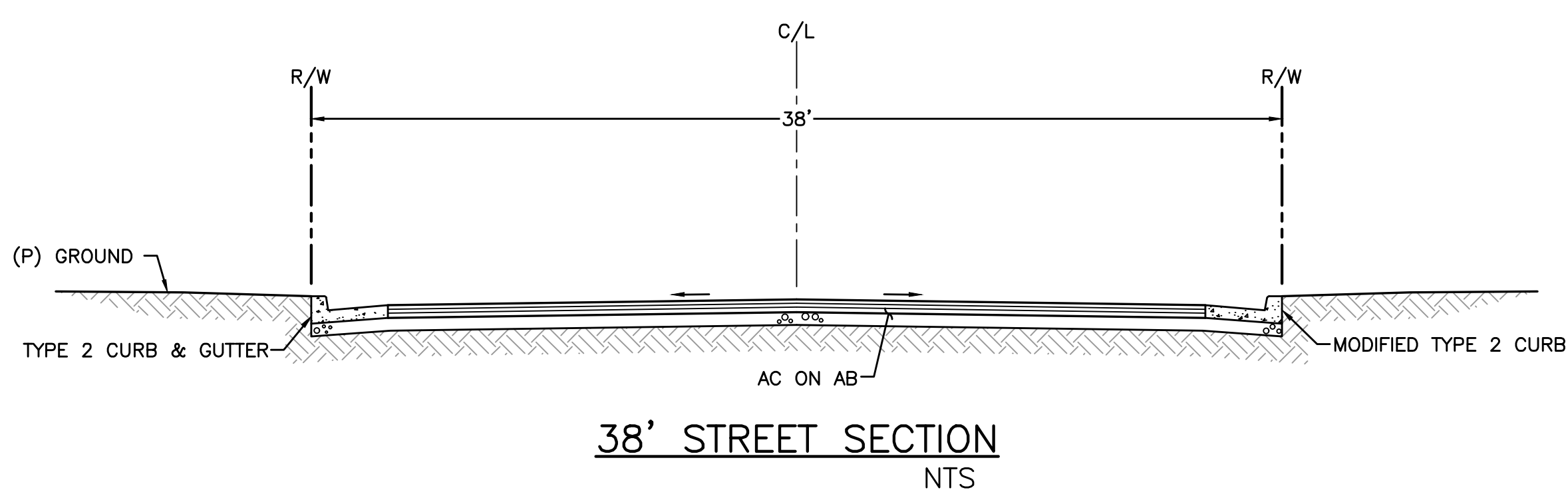
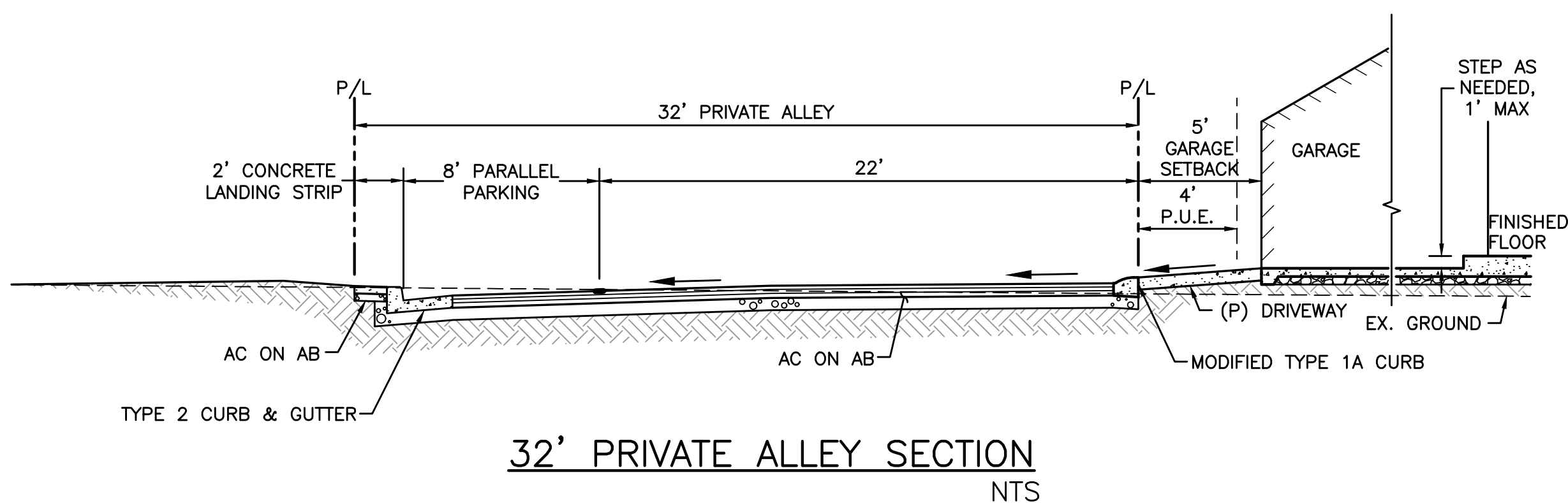
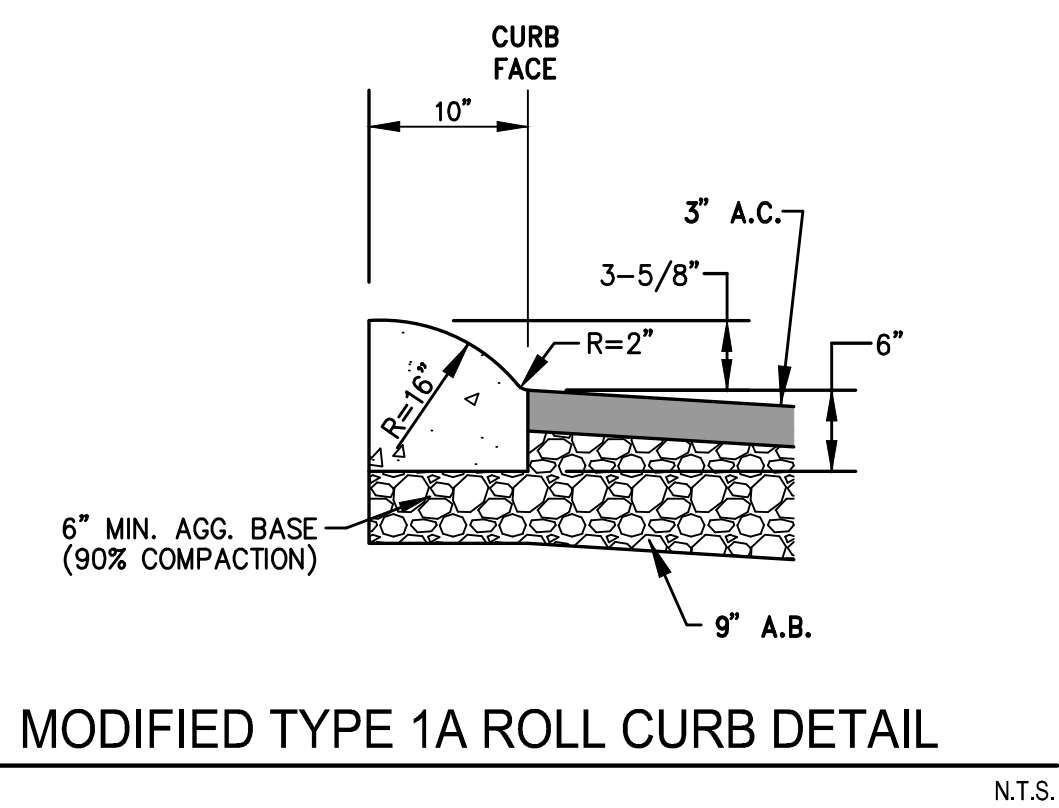
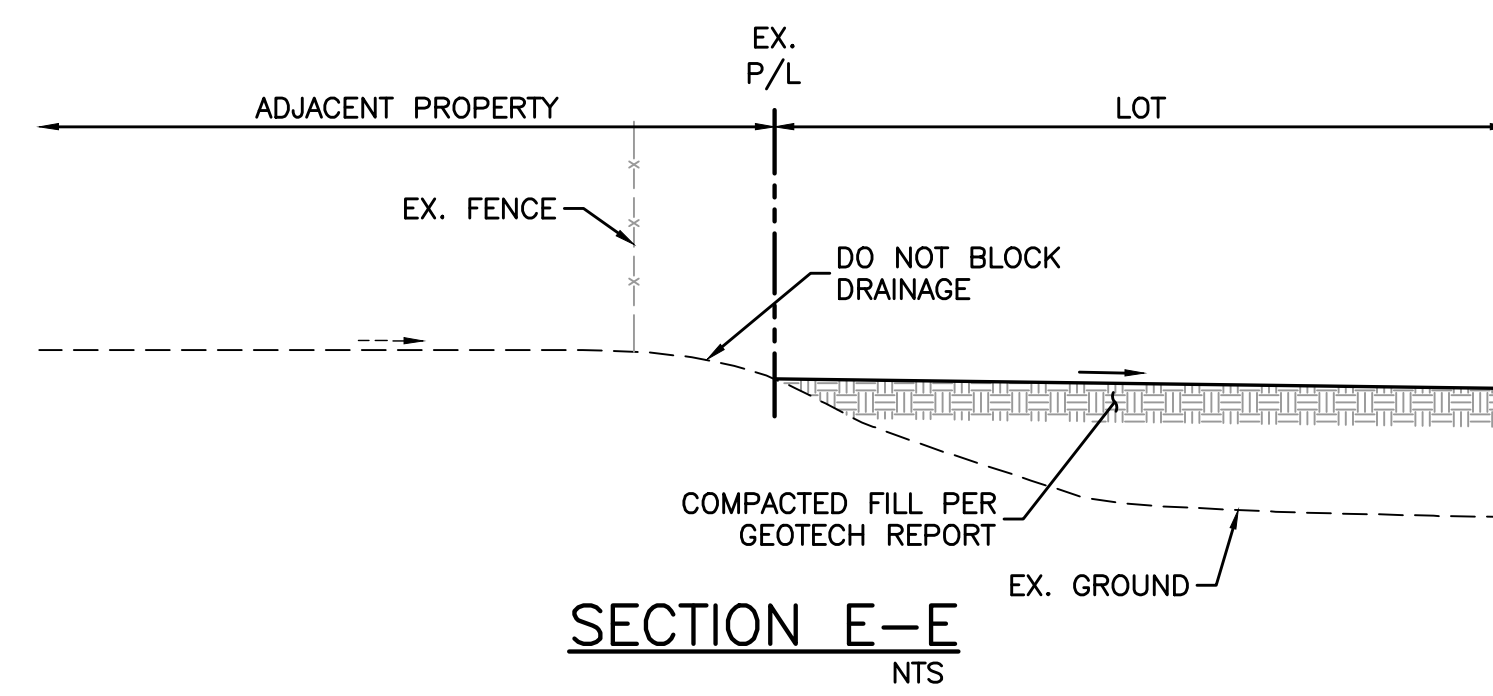
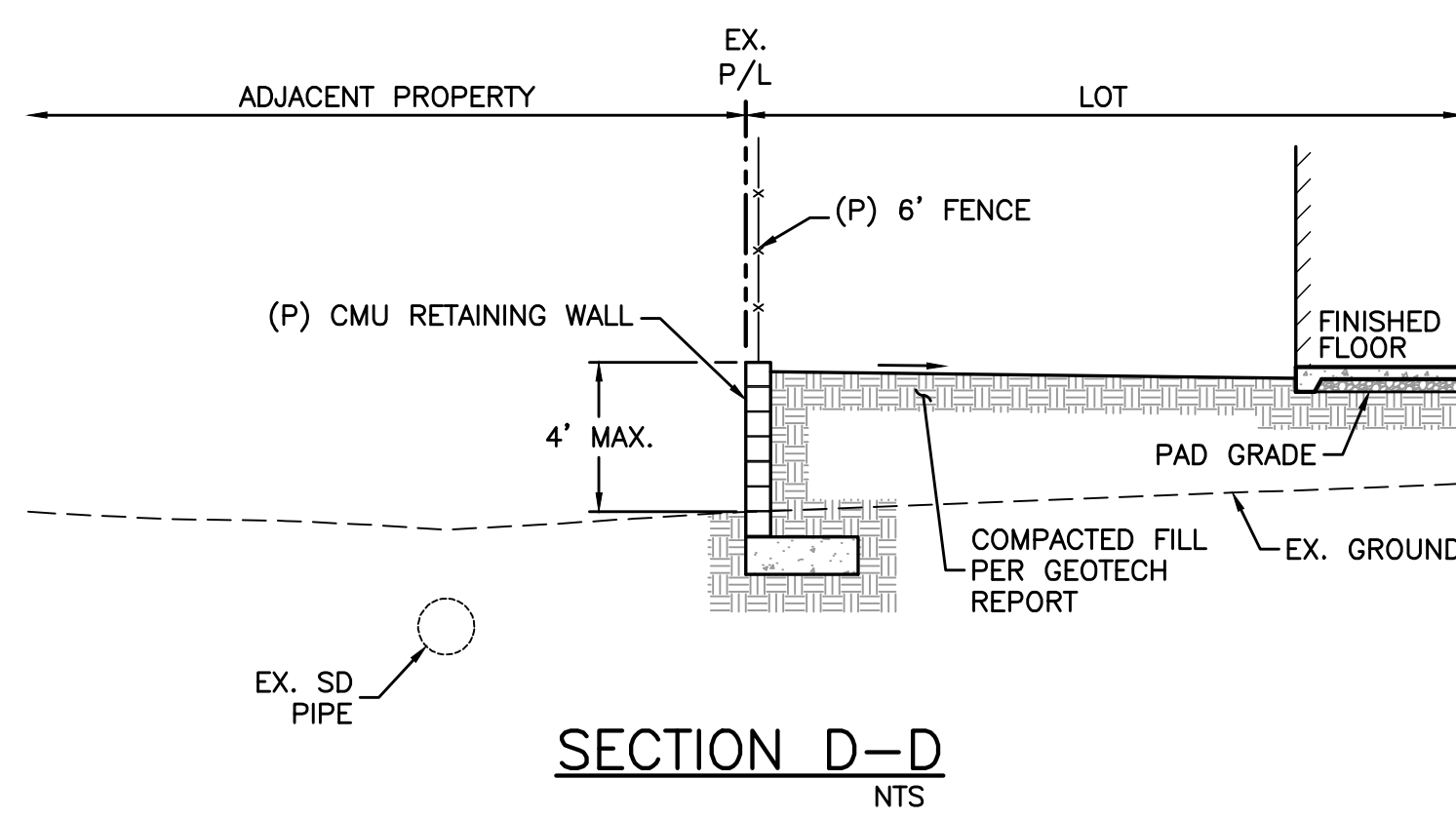
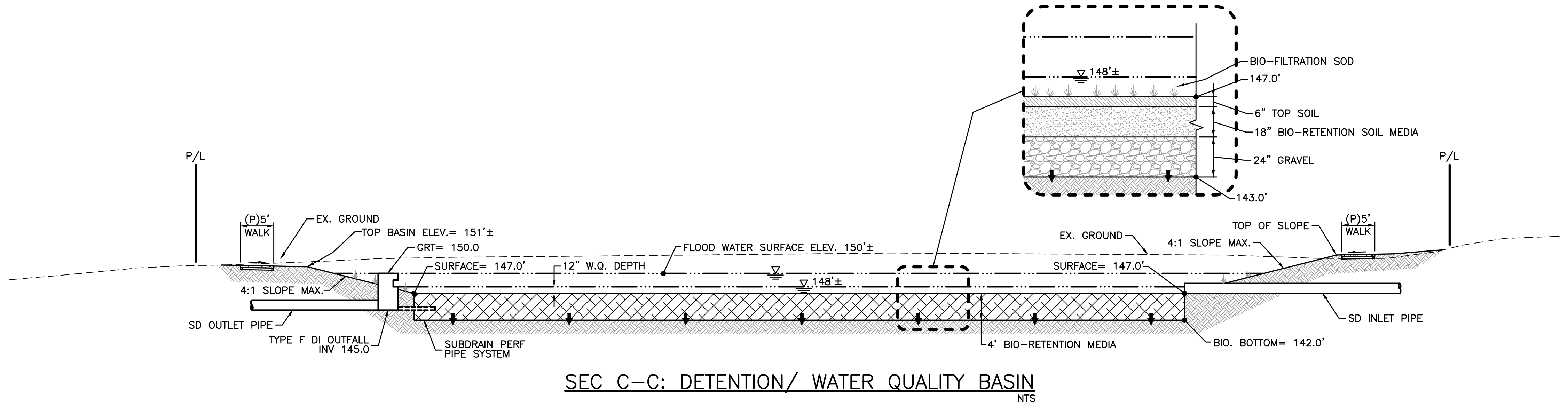
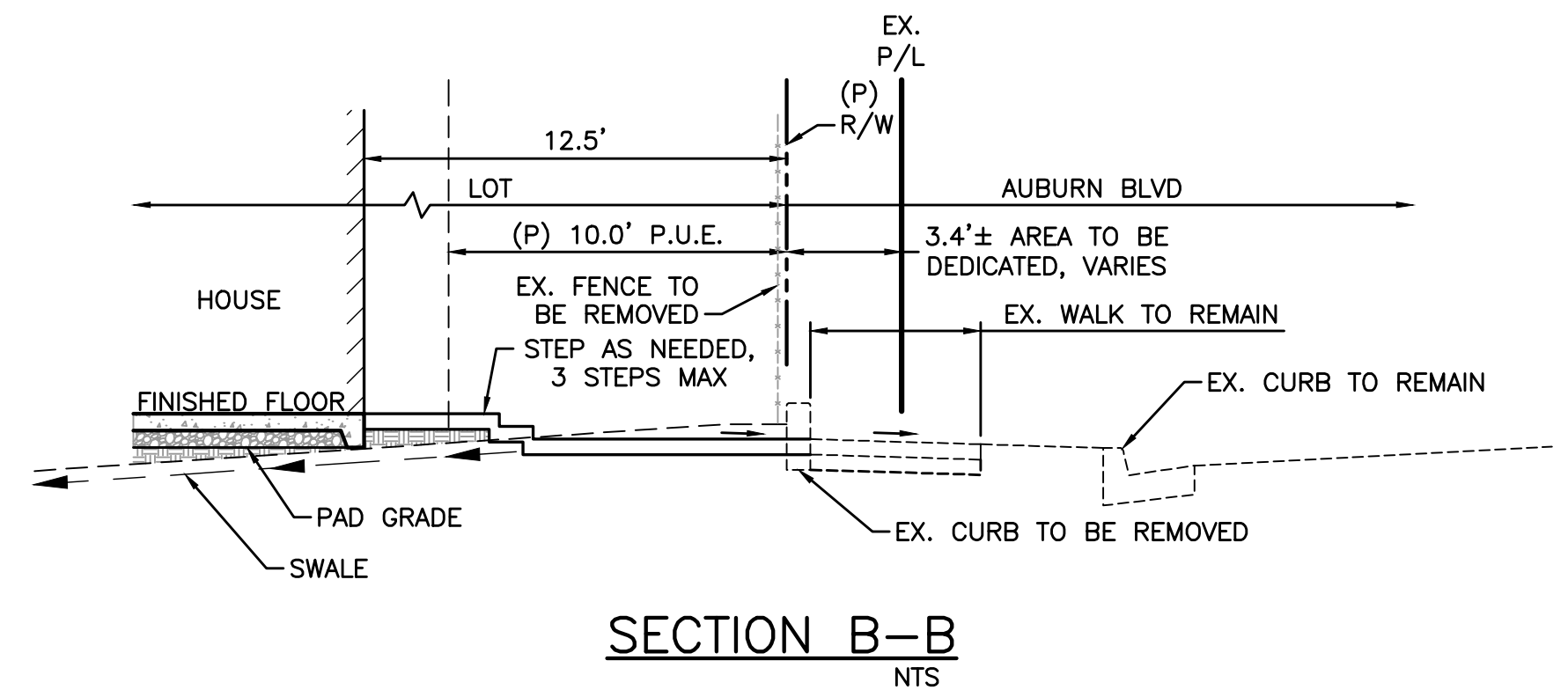
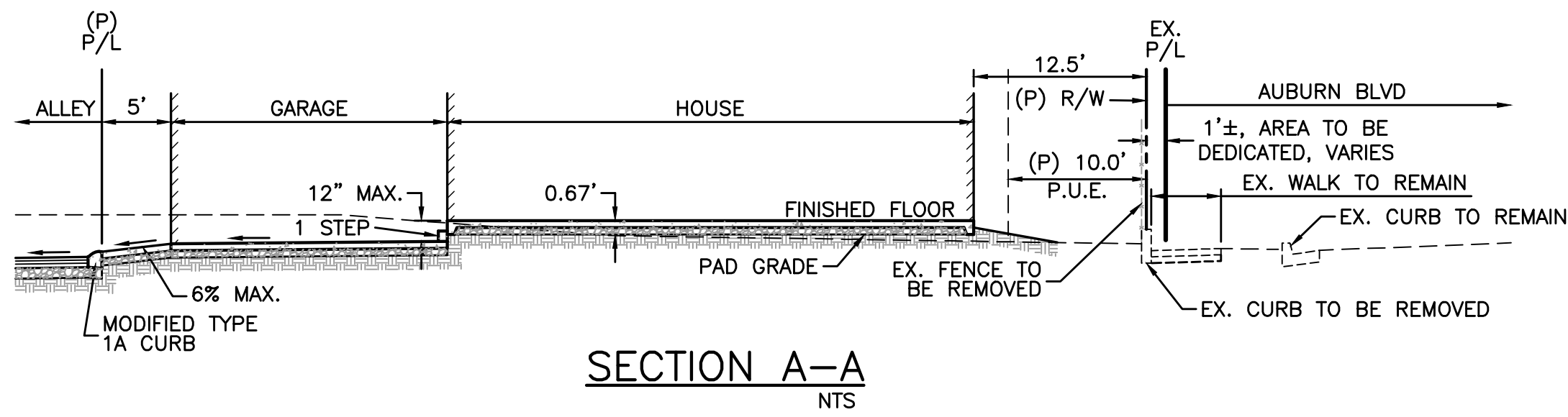


PRELIMINARY GRADING PLAN
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 1 OF 2
SEPTEMBER, 2023



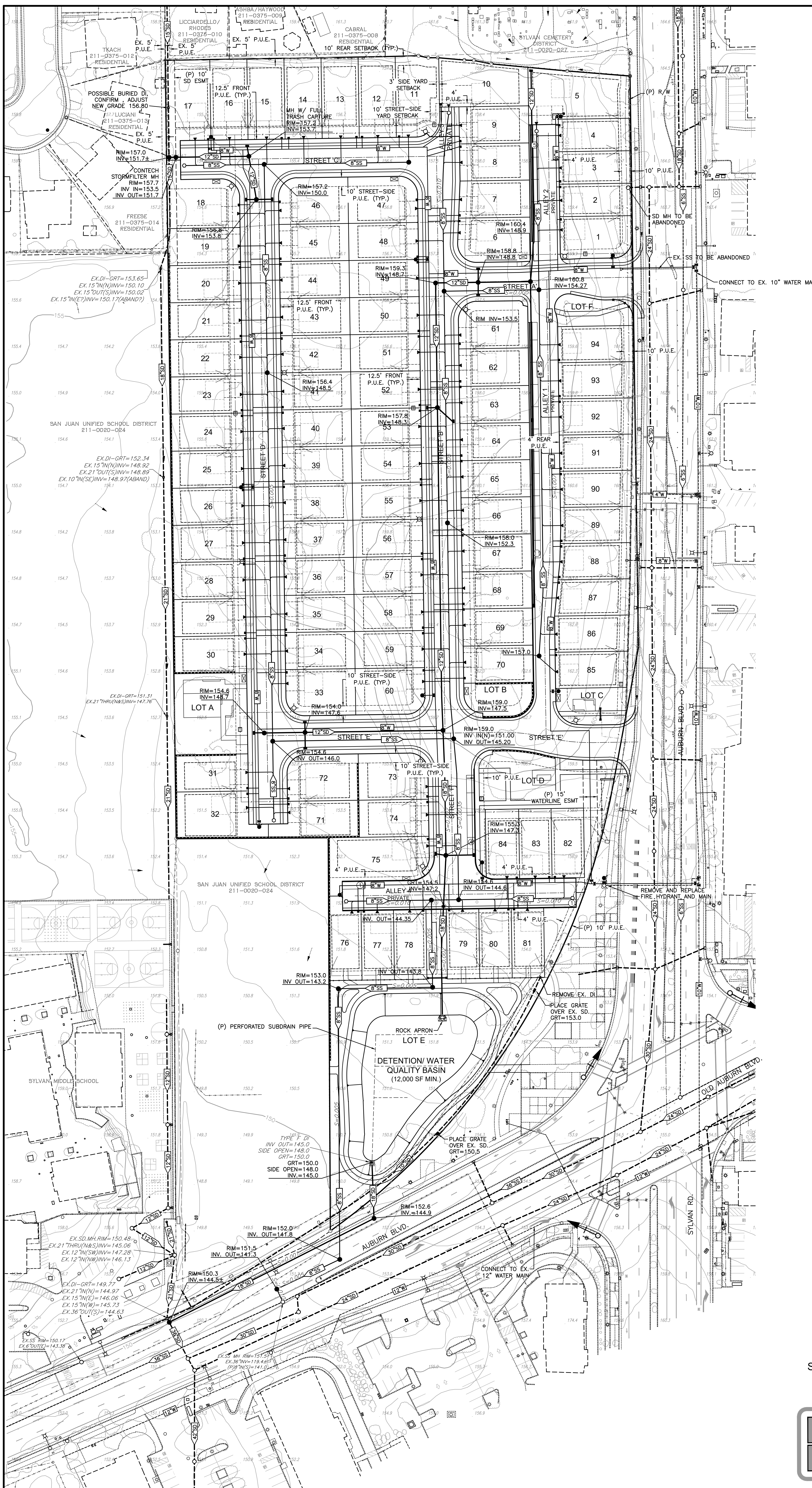
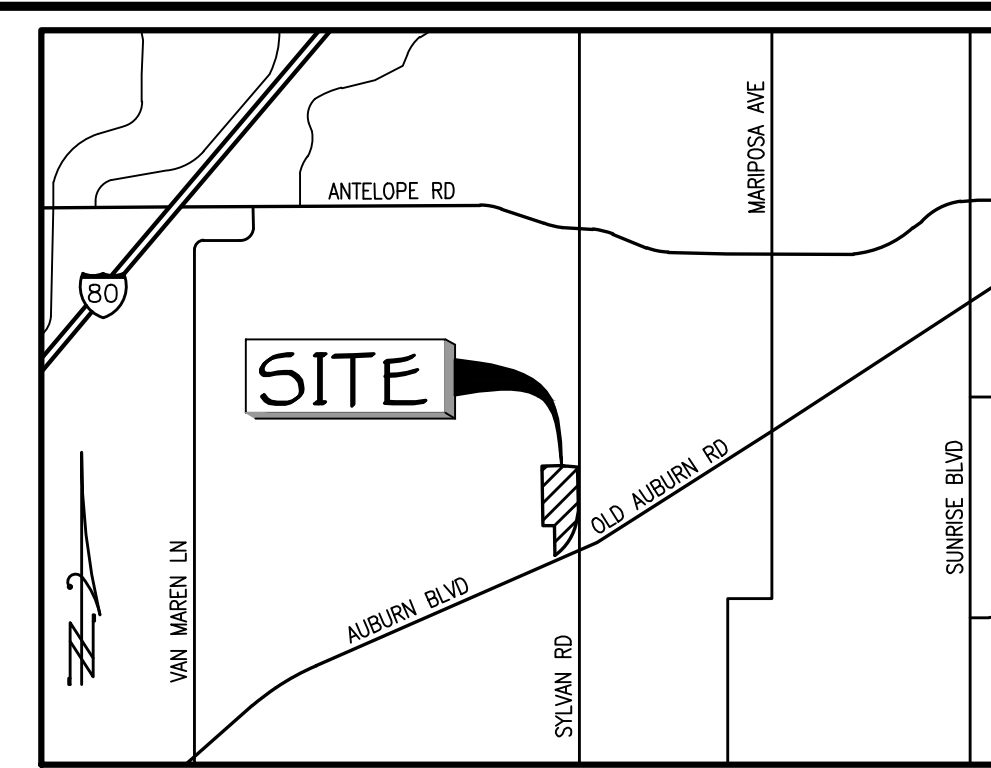
JOB NO. 21-03-003





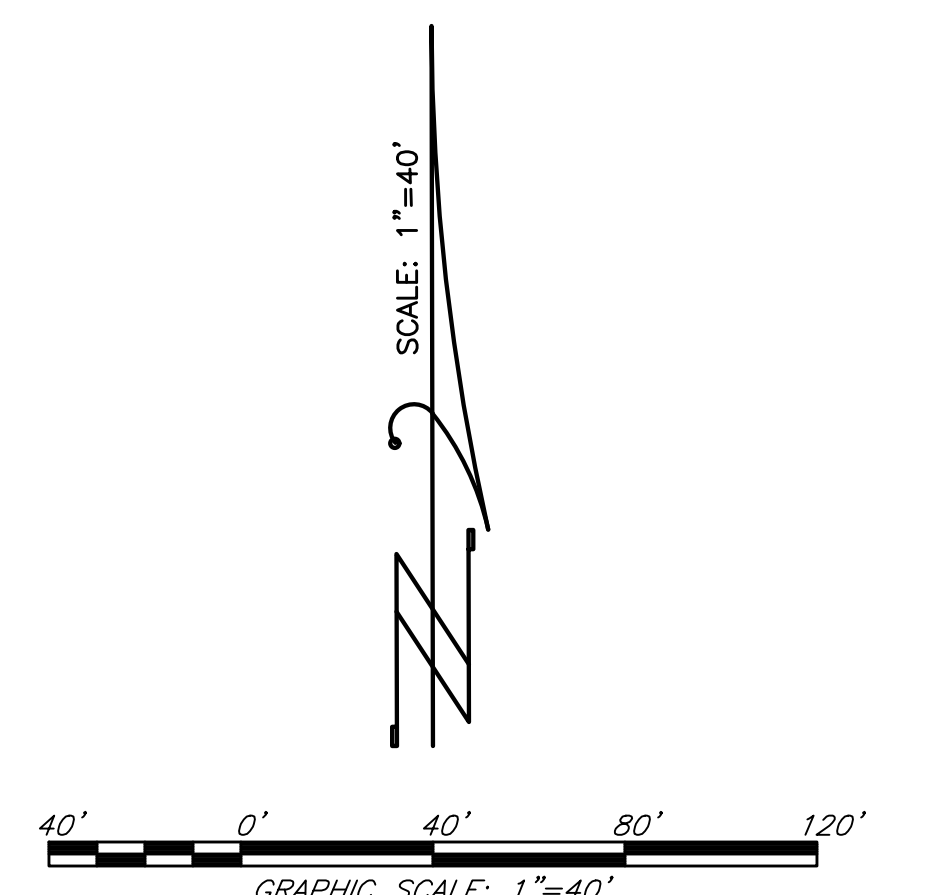
PRELIMINARY GRADING PLAN
SECTIONS AND DETAILS
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 2 OF 2
SEPTEMBER, 2023

BW **BAKER WILLIAMS ENGINEERING GROUP**
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bengineers.com



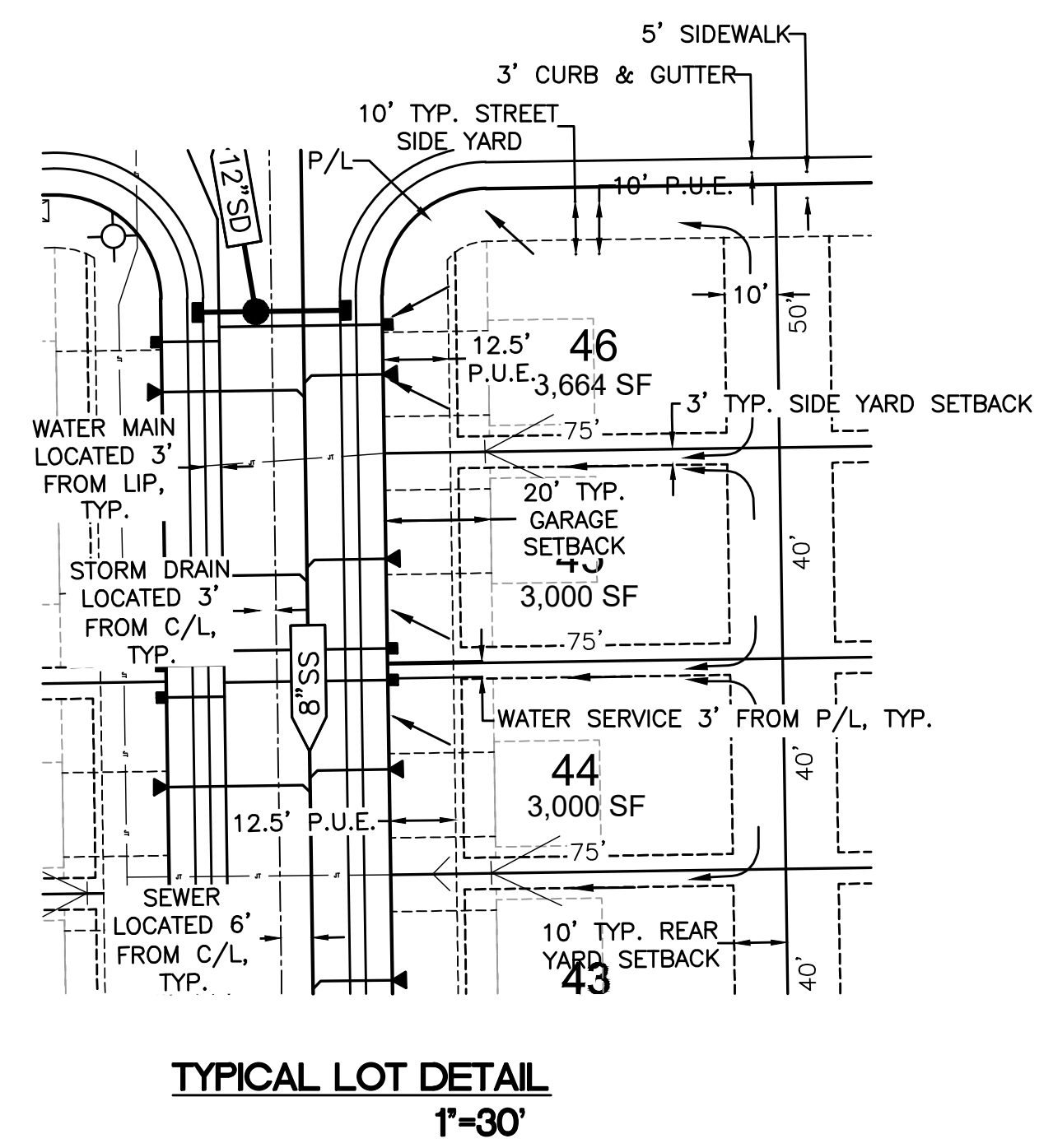
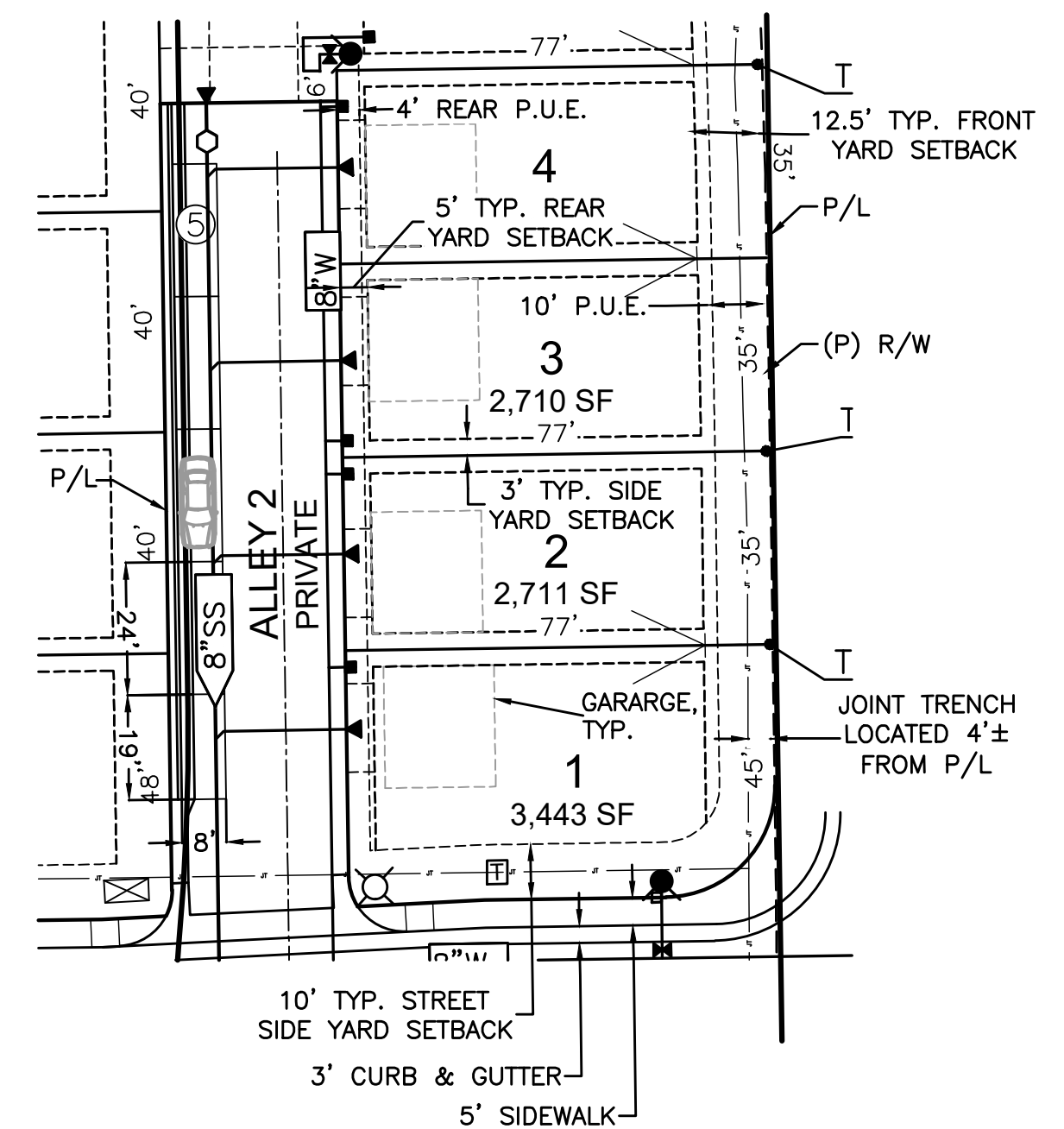
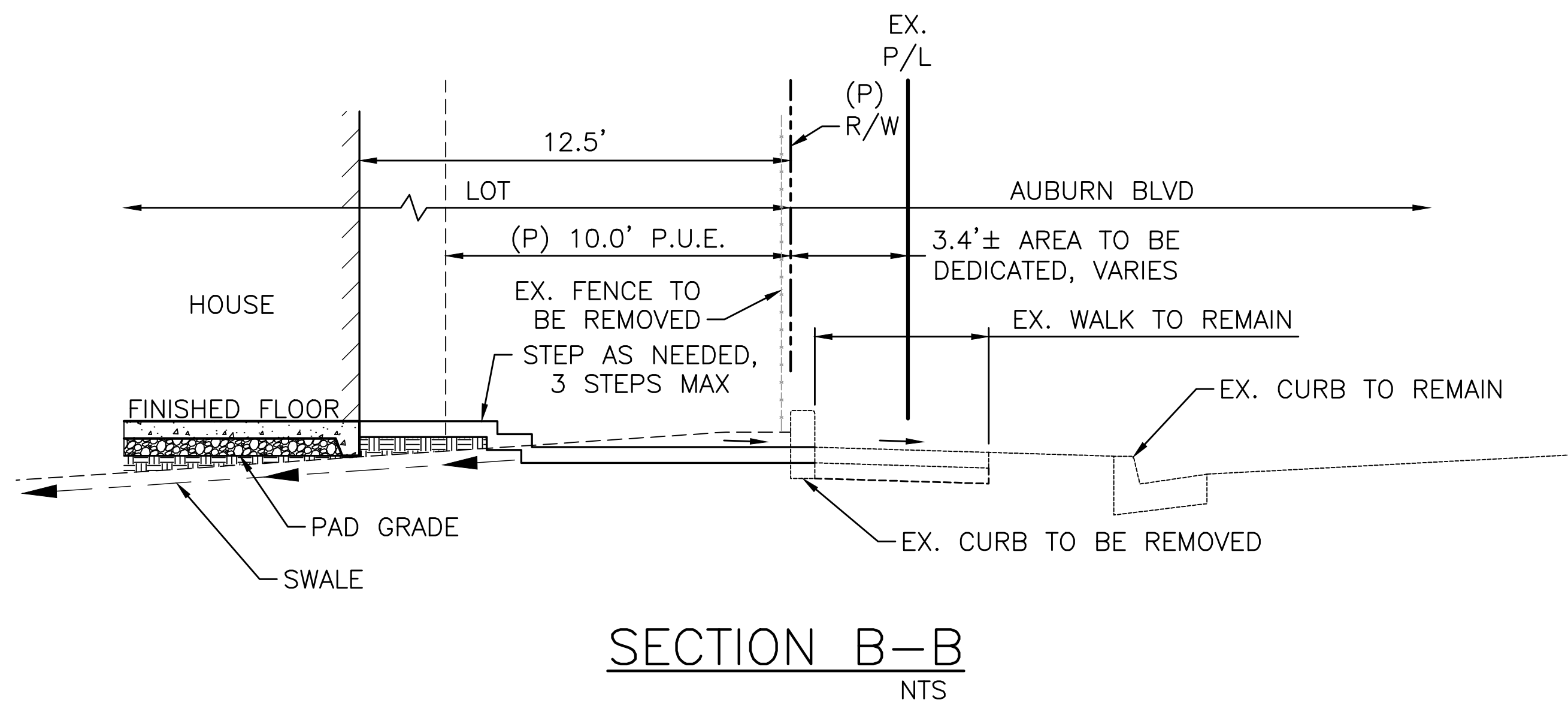
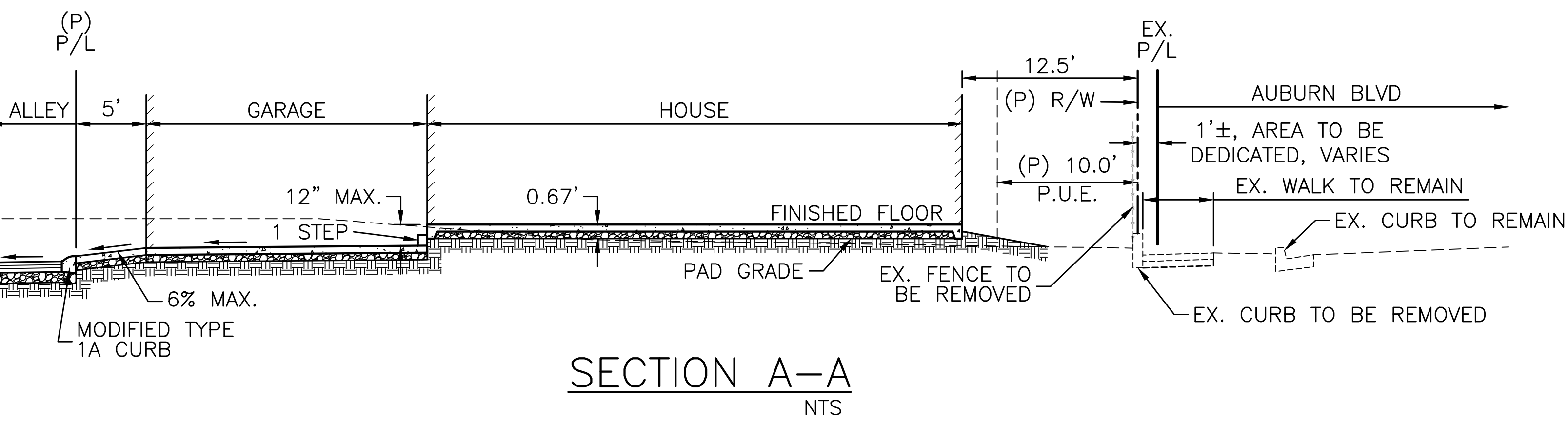
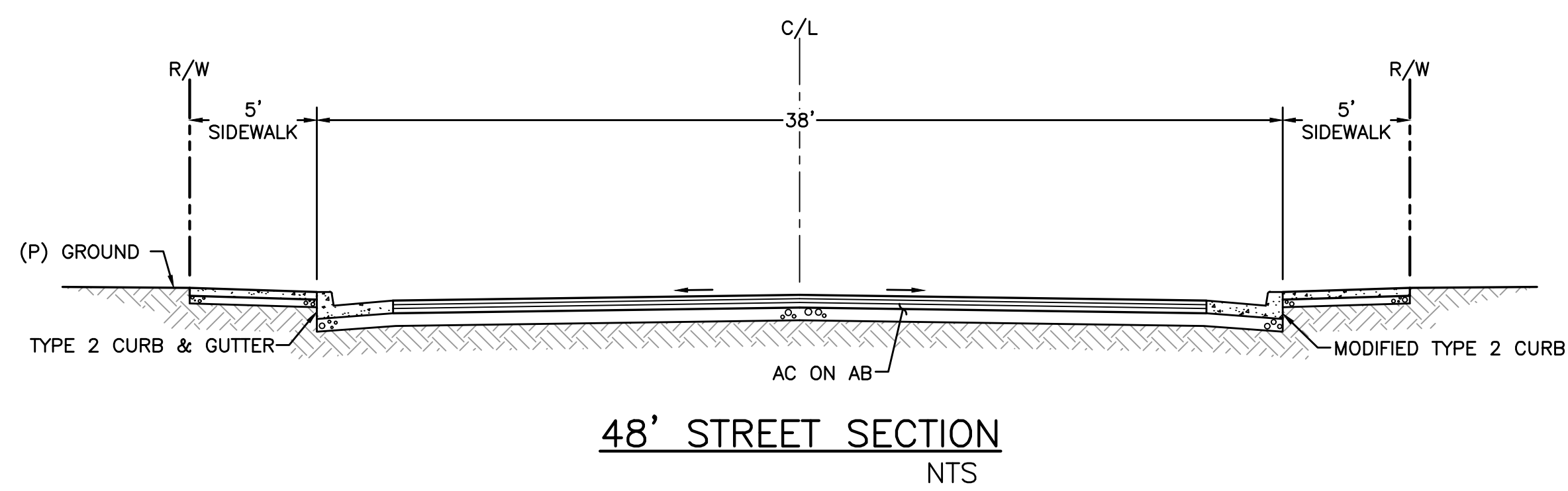
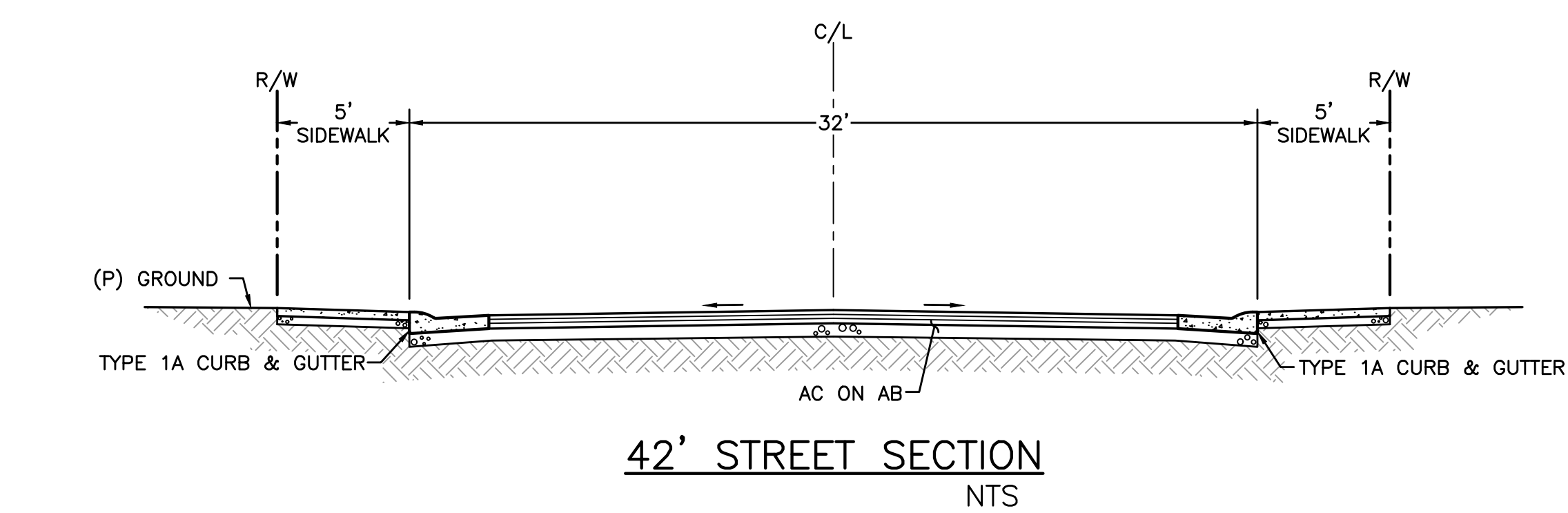
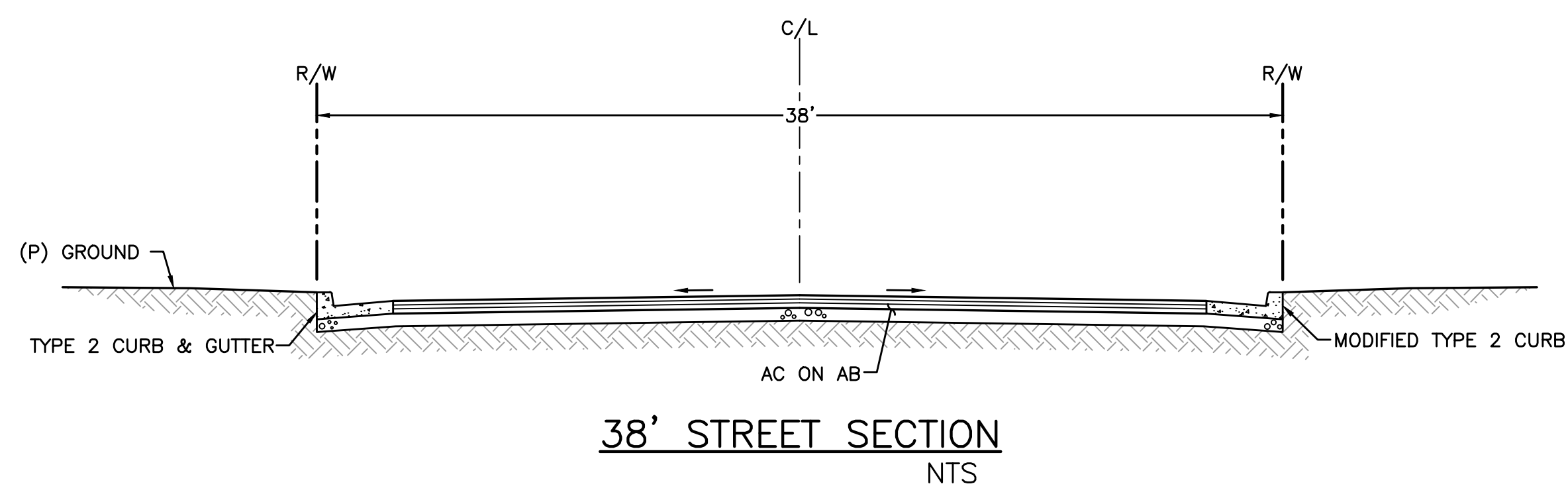
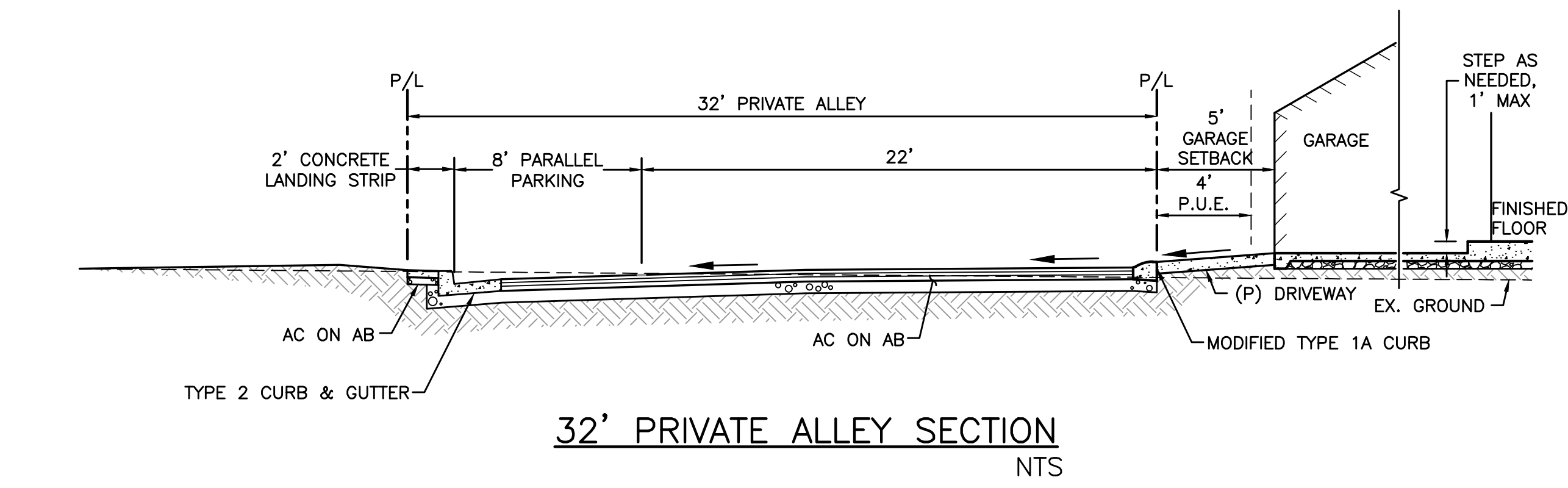
LEGEND:

EXISTING	PROPOSED



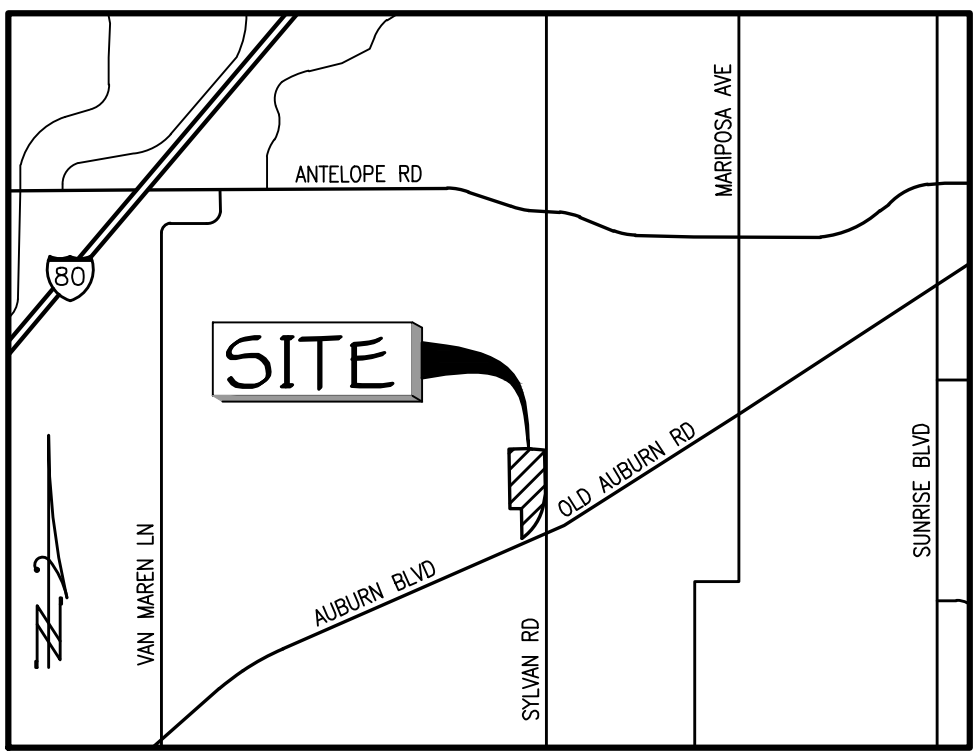
UTILITY PLAN
SYLVAN CORNERS
 SACRAMENTO COUNTY CITRUS HEIGHTS, CA
 SHEET 1 OF 2
 SEPTEMBER, 2023

Baker Williams Engineering Group
 6939 Sunrise Blvd, Suite 112
 Citrus Heights, CA 95610-3153
 Phone (916)331-4336~Fax (916)331-4430
 EMAIL: office@bwilliamseng.com



UTILITY PLAN
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SHEET 2 OF 2
SEPTEMBER, 2023

BW BAKER WILLIAMS
ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com



VICINITY MAP
NO SCALE

OWNER:
CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE:
11.32± ACRES

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

EXISTING ZONING:
RD-2

PROPOSED ZONING:
SPA

PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.26 NET ACRES = 8.35 d.u./a.

LOT SIZE:
MIN. LOT = 2,825 SF
MAX. LOT = 5,725 SF
AVERAGE = 3,190 SF

PROPOSED IMPROVEMENTS:
CITRUS HEIGHTS

SEWER:
S.A.S.D.

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:
CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING

FIRE PROTECTION:
SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE:
AT&T

ELECTRICAL SERVICE:
SMUD

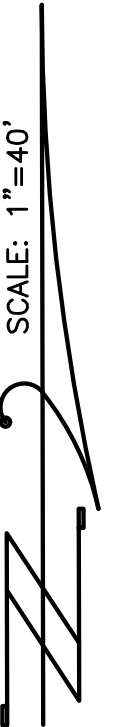
GAS SUPPLY:
N/A

SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT

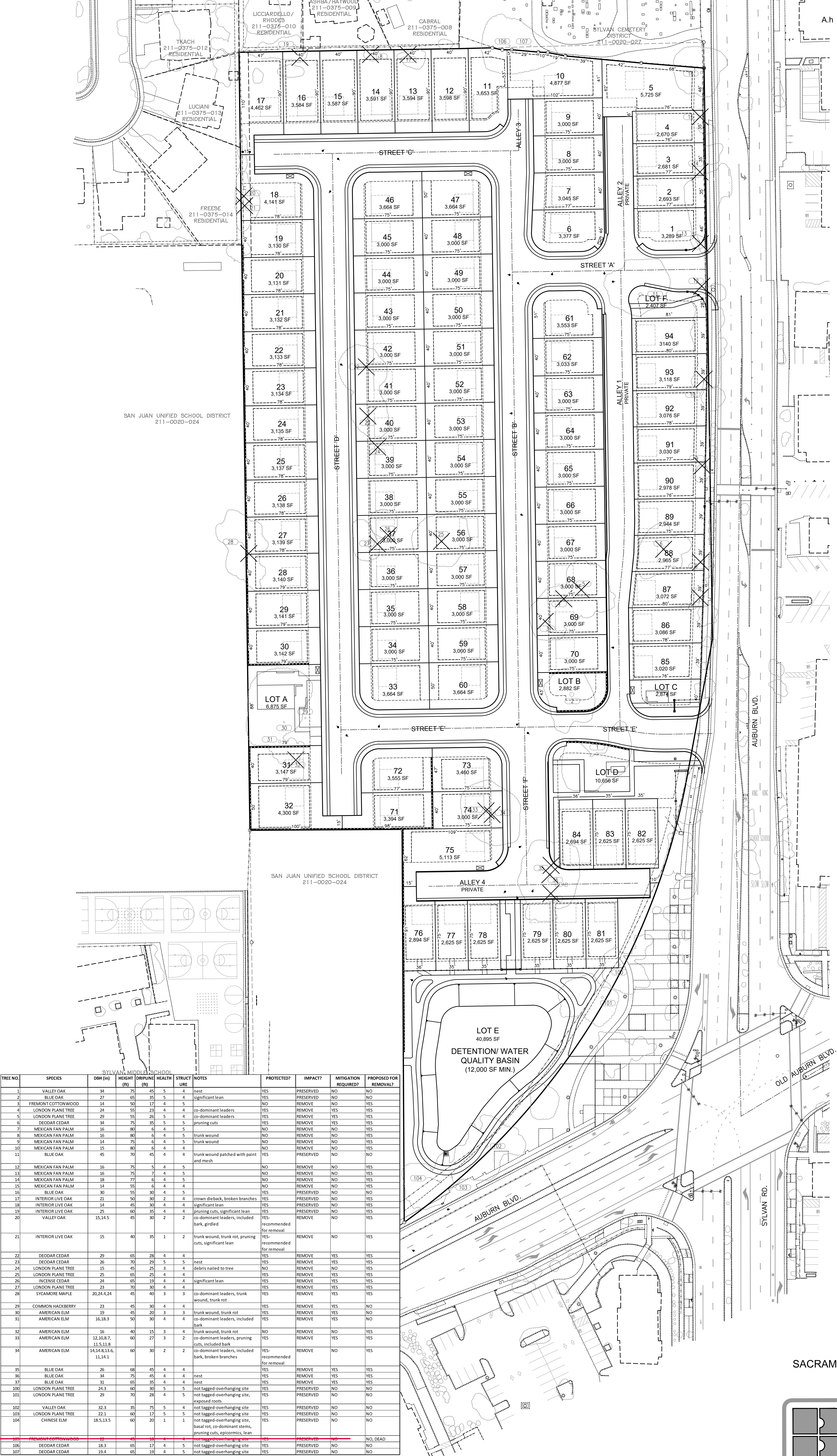
LEGEND:

EXISTING	PROPOSED

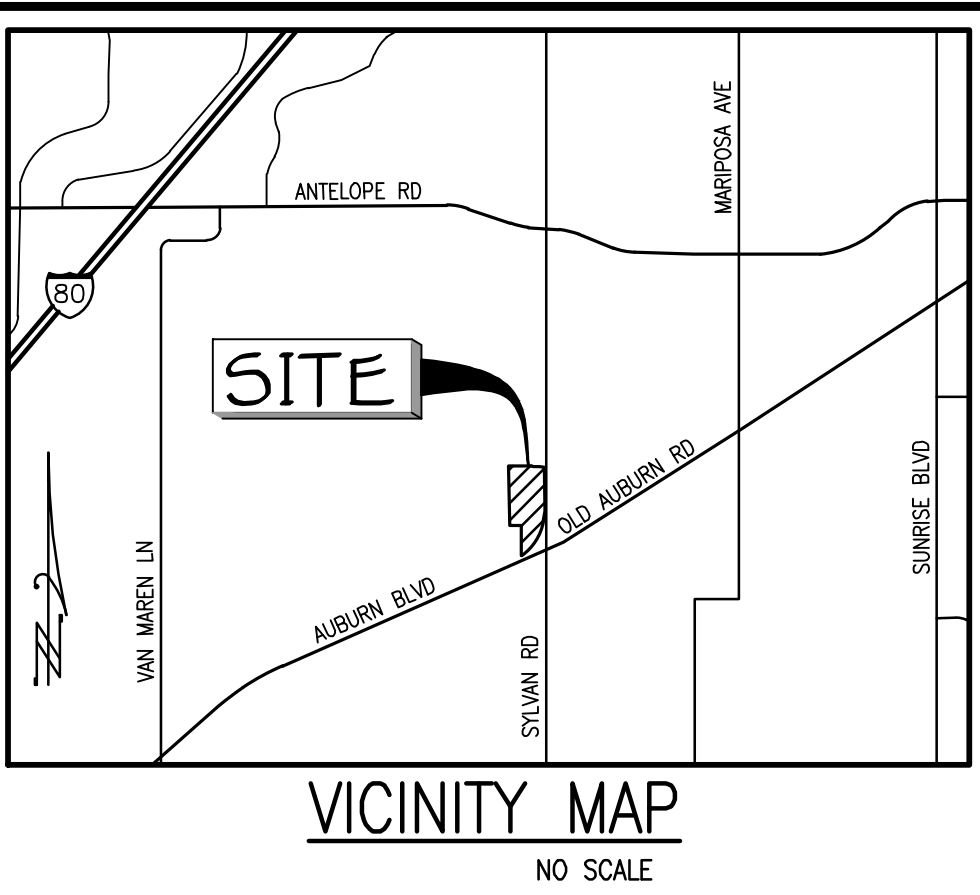
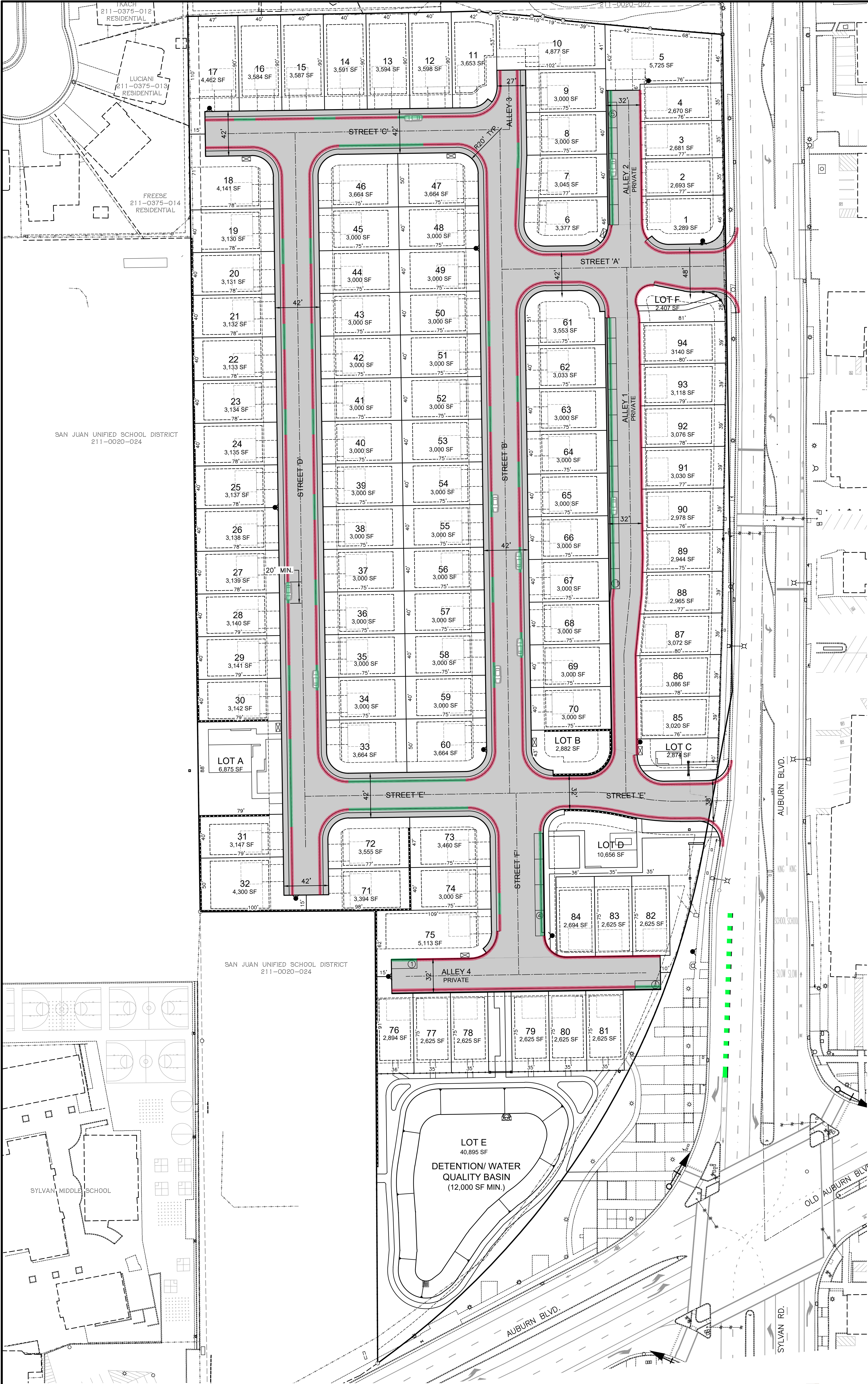


TREE EXHIBIT
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER 7, 2023

BAKER WILLIAMS
ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com



TREE NO.	SPECIES	DBH (in)	HEIGHT (ft)	DRIPLINE (ft)	HEALTH	STRUCTURE	NOTES	PROTECTED?	IMPACT?	MITIGATION REQUIRED?	PROPOSED FOR REMOVAL?
1	VALLEY OAK	34	75	45	5	4	nest	YES	PRESERVED	NO	NO
2	BLUE OAK	27	65	35	5	4	significant lean	YES	PRESERVED	NO	NO
3	FREMONT COTTONWOOD	34	50	17	4	5		NO	REMOVE	YES	YES
4	LONDON PLANE TREE	24	55	23	4	4	co-dominant leaders	YES	REMOVE	YES	YES
5	LONDON PLANE TREE	29	55	26	5	4	co-dominant leaders	YES	REMOVE	YES	YES
6	DEODAR CEDAR	34	75	35	5	5	pruning cuts	YES	REMOVE	YES	YES
7	MEXICAN FAN PALM	16	80	6	4	5		NO	REMOVE	NO	YES
8	MEXICAN FAN PALM	16	80	6	4	5	trunk wound	NO	REMOVE	NO	YES
9	MEXICAN FAN PALM	14	75	6	4	5	trunk wound	NO	REMOVE	NO	YES
10	MEXICAN FAN PALM	15	80	6	4	4		NO	REMOVE	NO	YES
11	BLUE OAK	45	70	45	4	4	trunk wound patched with paint and mesh	YES	PRESERVED	NO	NO
12	MEXICAN FAN PALM	16	75	5	4	5		NO	REMOVE	NO	YES
13	MEXICAN FAN PALM	16	75	7	4	5		NO	REMOVE	NO	YES
14	MEXICAN FAN PALM	18	77	6	4	5		NO	REMOVE	NO	YES
15	MEXICAN FAN PALM	34	55	6	4	4		NO	REMOVE	NO	YES
16	BLUE OAK	30	55	30	4	5		YES	PRESERVED	NO	NO
17	INTERIOR LIVE OAK	21	50	30	2	4	crown dieback, broken branches	YES	PRESERVED	NO	YES
18	INTERIOR LIVE OAK	14	45	30	4	4	significant lean	YES	PRESERVED	NO	YES
19	INTERIOR LIVE OAK	25	60	35	4	4	pruning cuts, significant lean	YES	PRESERVED	NO	YES
20	VALLEY OAK	15,14.5	45	30	2	2	co-dominant leaders, included bark, girdled	YES	REMOVE	NO	YES
21	INTERIOR LIVE OAK	15	40	35	1	2	trunk wound, trunk rot, pruning cuts, significant lean	YES-recommended for removal	REMOVE	NO	YES
22	DEODAR CEDAR	29	65	28	4	4		YES	REMOVE	YES	YES
23	DEODAR CEDAR	26	70	29	5	5	nest	YES	REMOVE	YES	YES
24	LONDON PLANE TREE	15	45	25	3	4	debris nailed to tree	NO	REMOVE	NO	YES
25	LONDON PLANE TREE	25	65	25	4	4		YES	REMOVE	YES	YES
26	INCENSE CEDAR	24	65	19	4	4	significant lean	YES	REMOVE	YES	YES
27	LONDON PLANE TREE	23	70	30	4	4		YES	REMOVE	YES	YES
28	SYCAMORE MAPLE	20,24.4,24	45	40	3	3	co-dominant leaders; trunk wound, trunk rot	YES	REMOVE	YES	YES
29	COMMON HACKBERRY	23	45	30	4	4		YES	REMOVE	YES	NO
30	AMERICAN ELM	19	45	20	3	3	trunk wound, trunk rot	YES	REMOVE	YES	NO
31	AMERICAN ELM	16,18.3	50	30	4	4	co-dominant leaders, included bark	YES	REMOVE	YES	NO
32	AMERICAN ELM	16	40	15	3	4	trunk wound, trunk rot	NO	REMOVE	NO	YES
33	AMERICAN ELM	12,10.8,7,11.5,11.8	60	27	3	2	co-dominant leaders, pruning cuts, included bark	YES	REMOVE	YES	YES
34	AMERICAN ELM	14,14.8,13.6,11.14.1	60	30	2	2	co-dominant leaders, included bark, broken branches	YES-recommended for removal	REMOVE	NO	YES
35	BLUE OAK	26	68	45	4	4		YES	REMOVE	YES	YES
36	BLUE OAK	34	75	45	4	4	nest	YES	REMOVE	YES	YES
37	BLUE OAK	31	65	35	4	4	nest	YES	REMOVE	YES	YES
100	LONDON PLANE TREE	24.3	60	30	5	5	not tagged-overhanging site	YES	PRESERVED	NO	NO
101	LONDON PLANE TREE	29	70	28	4	5	not tagged-overhanging site, exposed roots	YES	PRESERVED	NO	NO
102	VALLEY OAK	32.3	35	75	5	4	not tagged-overhanging site	YES	PRESERVED	NO	NO
103	LONDON PLANE TREE	22.1	60	17	5	5	not tagged-overhanging site	YES	PRESERVED	NO	NO
104	CHINESE ELM	18.5,13.5	60	20	1	1	not tagged-overhanging site, basal rot, co-dominant stems, pruning cuts, epicormics, lean	YES	PRESERVED	NO	NO
105	FREMONT COTTONWOOD	22	45	18	4	4	not tagged-overhanging site	YES	PRESERVED	NO	NO, DEAD
106	DEODAR CEDAR	18.3	65	17	4	5	not tagged-overhanging site	YES	PRESERVED	NO	NO
107	DEODAR CEDAR	18.4	65	19	4	5	not tagged-overhanging site	YES	PRESERVED	NO	NO
TOTAL NUMBER OF TREES TO BE REMOVED:								30 OF 45			
TOTAL INCHES TO BE MITIGATED FOR:								427.4			



OWNER:
CITY OF CITRUS HEIGHTS
6380 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE:
11.32+ ACRES

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

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RD-2

PROPOSED ZONING:
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PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.26 NET ACRES = 8.35 d.u./a.

LOT SIZE:
MIN. LOT = 2,625 SF
MAX. LOT = 5,725 SF
AVERAGE = 3,190 SF

PROPOSED IMPROVEMENTS:
CITRUS HEIGHTS

SEWER:
S.A.S.D.

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:
CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING

FIRE PROTECTION:
SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE:
AT&T

ELECTRICAL SERVICE:
SMUD

GAS SUPPLY:
N/A

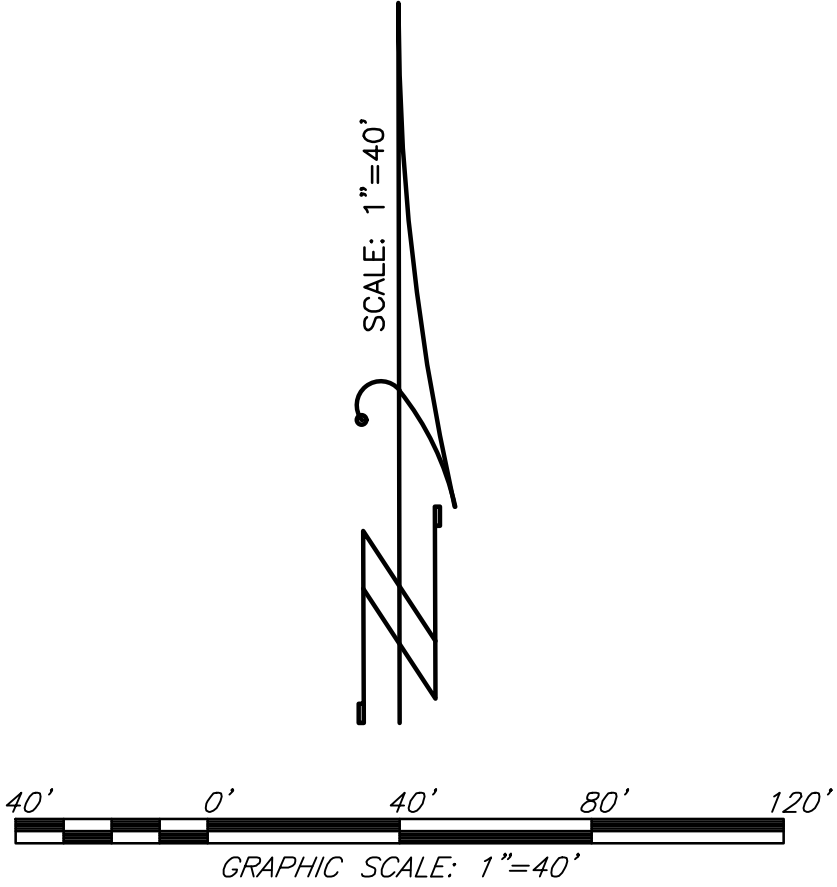
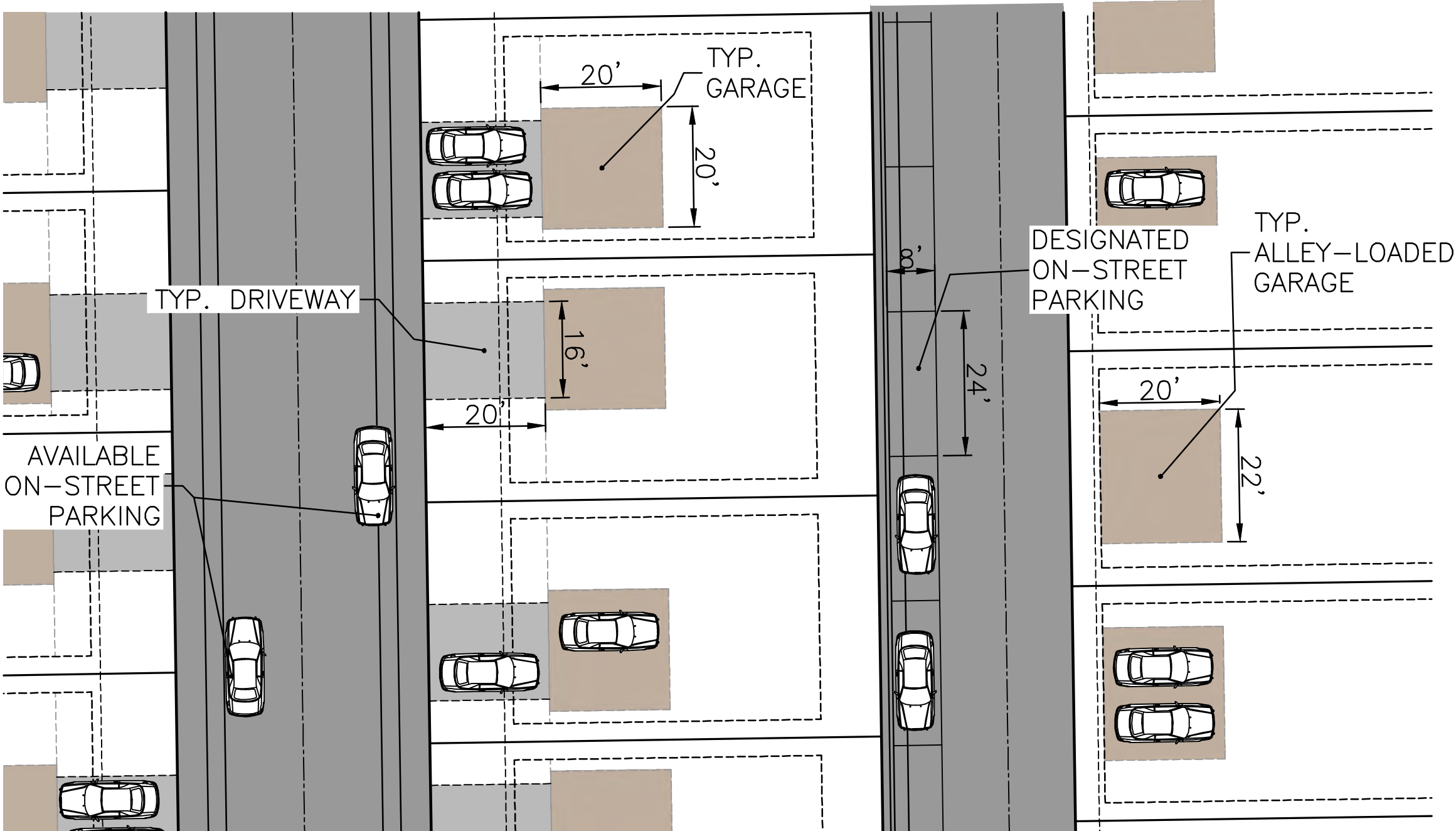
SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT

LEGEND:	
EXISTING	PROPOSED

PARKING KEY:
PERMITTED
PROHIBITED

GUEST PARKING MATRIX		
ALLEY-LOADED		NON-ALLEY LOADED
GARAGE	2 SPACES	1 SPACE x 14 LOTS 2 SPACES x 56 LOTS
OFFSTREET DRIVEWAY	0 SPACES	1 SPACE x 14 LOTS 2 SPACES x 56 LOTS
DRIVEWAY SPACES:		126
DESIGNATED ON-STREET SPACES:		22
AVAILABLE ON-STREET SPACES:		48
TOTAL POSSIBLE GUEST SPACES:		196

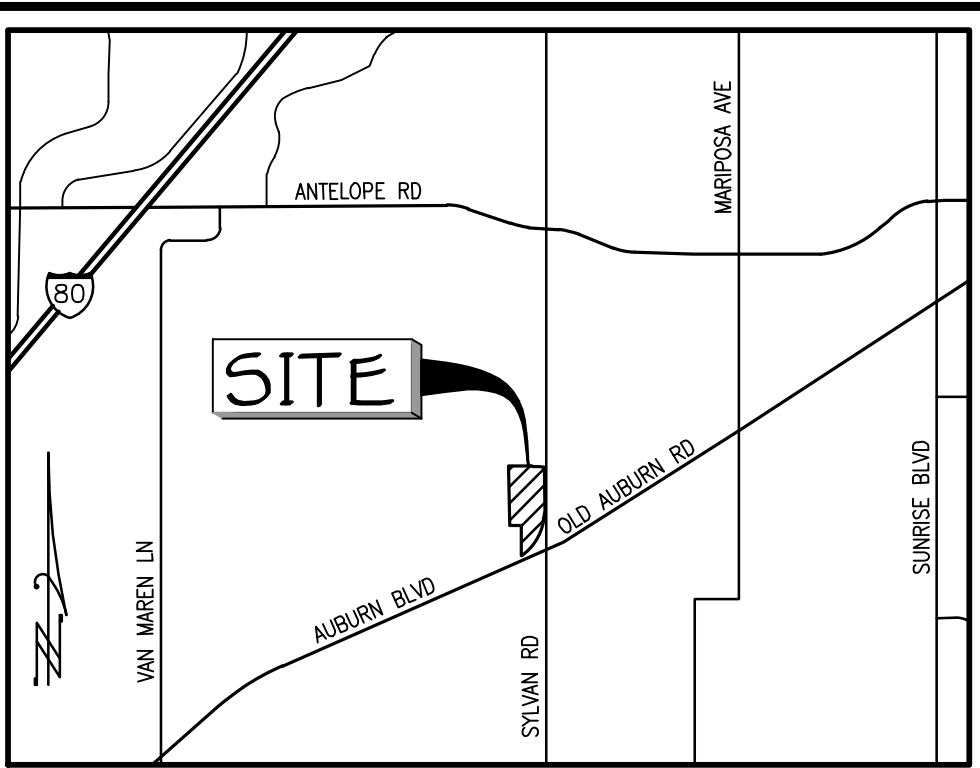


PARKING PLAN
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER 7, 2023

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com



A.j



OWNER:
CITY OF CITRUS HEIGHTS
6380 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS CA 95610-3824

APPLICANT:
MICHAEL LAFORTUNE
WOODSIDE HOME OF NORTHERN CALIFORNIA
111 WOODMERE DR, SUITE 190
FOLSOM, CALIFORNIA 95630

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336 FAX (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
211-0020-025

ACREAGE:
11.32± ACRES

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL:
70 TRADITIONAL LOTS
24 ALLEY-LOADED LOTS

EXISTING ZONING:
RD-2

PROPOSED ZONING:
SPA

PROPOSED DENSITY:
94 RESIDENTIAL LOTS/ 11.26 NET ACRES = 8.35 d.u./n.a.

LOT SIZE:
MIN. LOT = 2,625 SF
MAX. LOT = 5,725 SF
AVERAGE = 3,190 SF

PROPOSED IMPROVEMENTS:
CITRUS HEIGHTS

SEWER:
S.A.S.D.

WATER SUPPLY:
CITRUS HEIGHTS WATER DISTRICT

DRAINAGE:
CITY OF CITRUS HEIGHTS PUBLIC WORKS AND ENGINEERING

FIRE PROTECTION:
SAC METRO FIRE DEPARTMENT

TELEPHONE SERVICE:
AT&T

ELECTRICAL SERVICE:
SMUD

GAS SUPPLY:
N/A

SCHOOL DISTRICT:
SAN JUAN UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
SUNRISE PARK DISTRICT

LEGEND:	
EXISTING	PROPOSED

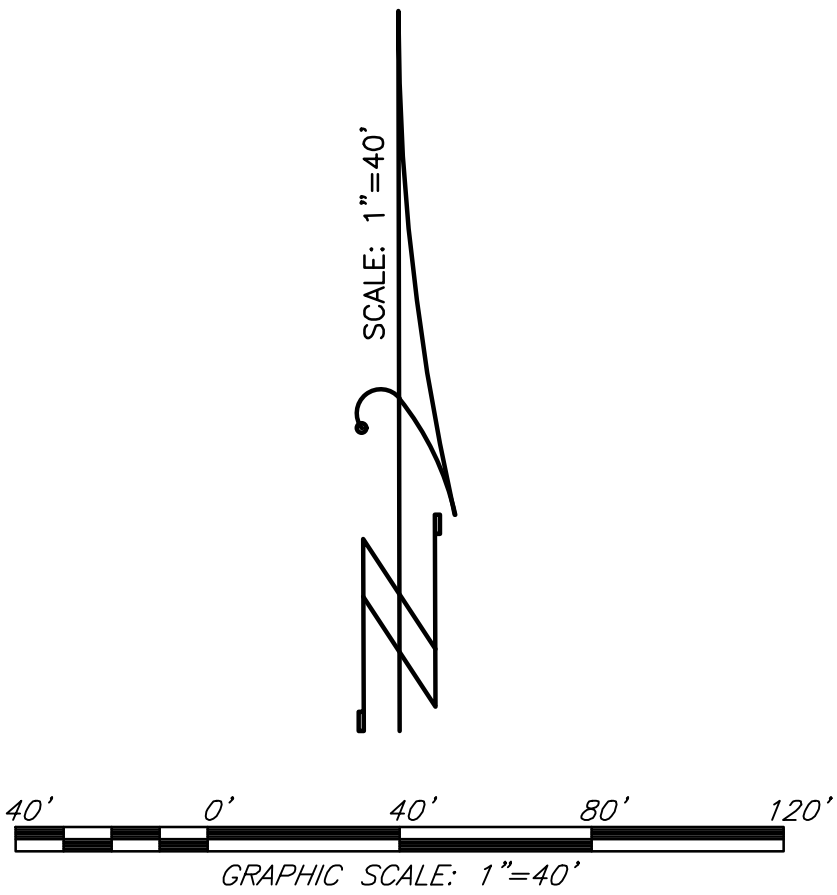
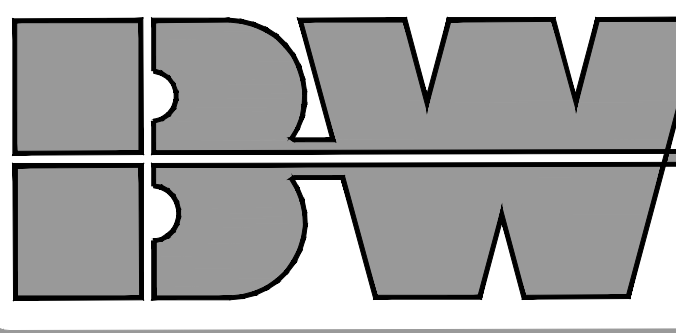


PHOTO EXHIBIT
SYLVAN CORNERS
SACRAMENTO COUNTY CITRUS HEIGHTS, CA
SEPTEMBER 7, 2023



**BAKER WILLIAMS
ENGINEERING GROUP**
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com

LANDSCAPE CONCEPT PLAN

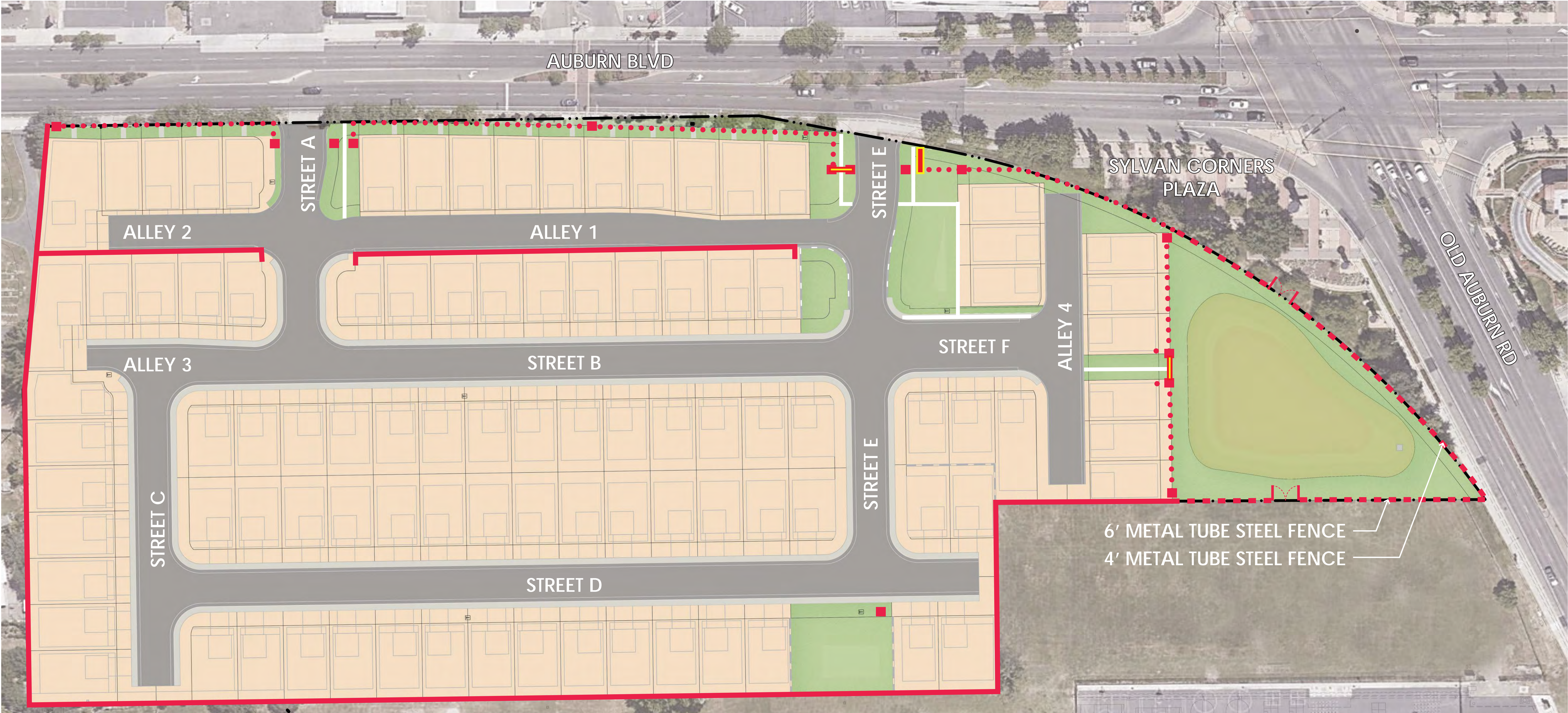


LEGEND

	PEDESTRIAN ACCESS		PRIMARY ENTRY MARKER		OPEN SPACE (MAIN ENTRY)		EXISTING TREE
	LANDSCAPE AREA		SECONDARY ENTRY MARKER		DETENTION BASIN		SHADE TREE
	AMENITY AREAS		PASEO GATEWAY		PASEO		SCREENING TREE
			PASEO MARKER		OPEN SPACE (SCHOOL CONNECTION)		ORNAMENTAL TREE

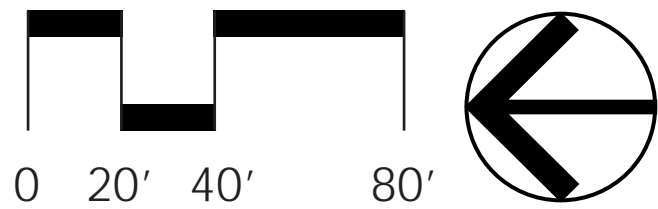
*159 trees to be planted. Refer to plant list for tree types.

FENCE PLAN

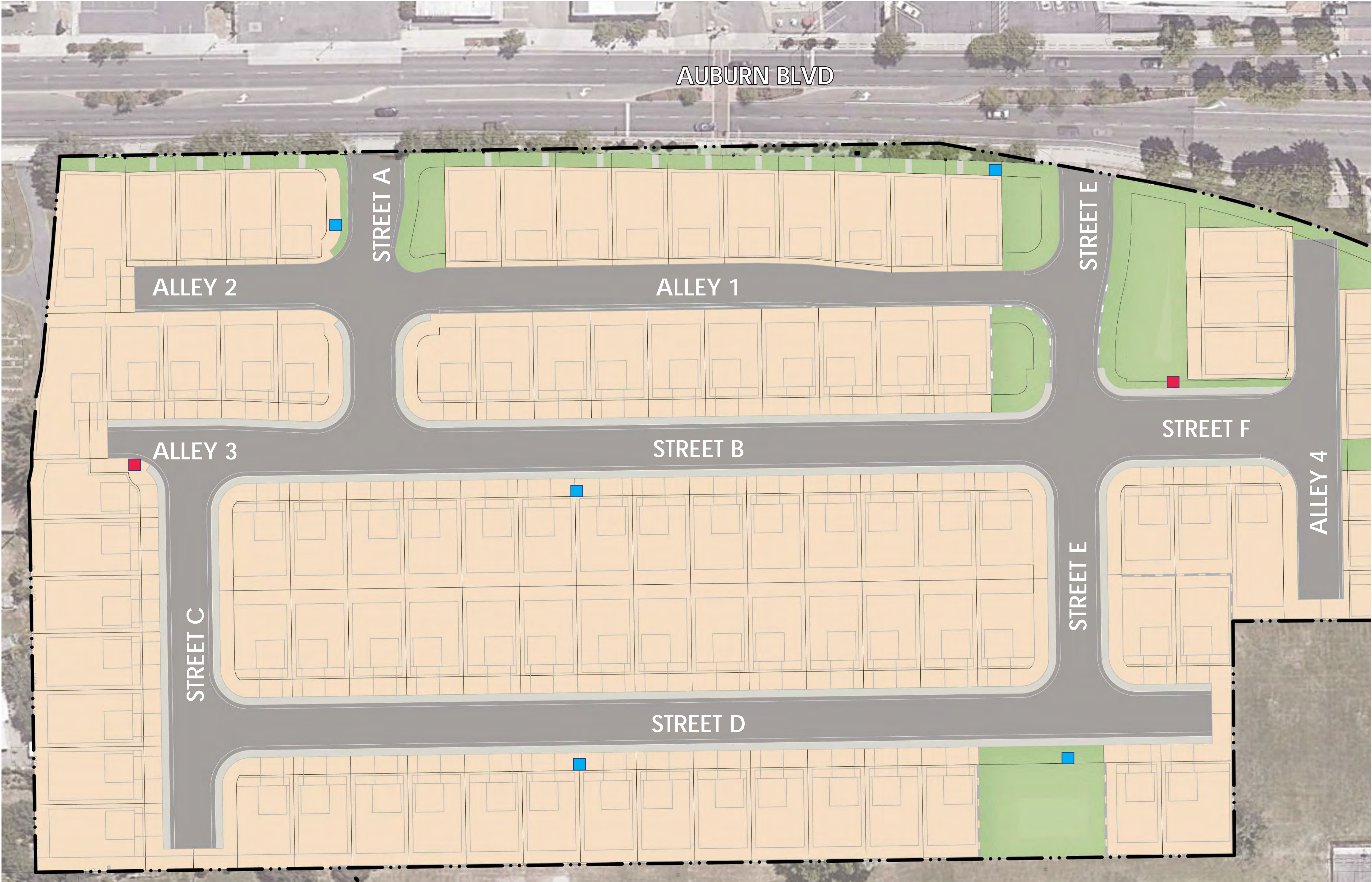


LEGEND

	6' CEDAR WOOD FENCE		PEDESTRIAN GATE
	METAL TUBE STEEL FENCE (HEIGHT PER PLAN)		PILASTER
	THEME FENCE		



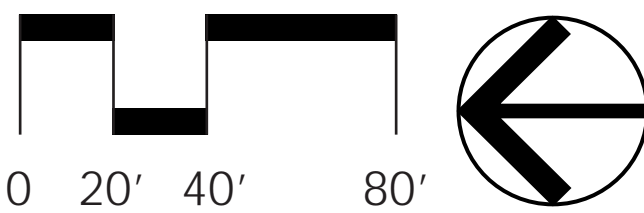
ABOVE GROUND UTILITY SCREENING PLAN



LEGEND

- TRANSFORMER TO BE SCREENED WITH PLANTING
- TRANSFORMER TO BE SCREENED WITH WOOD FENCE PANEL

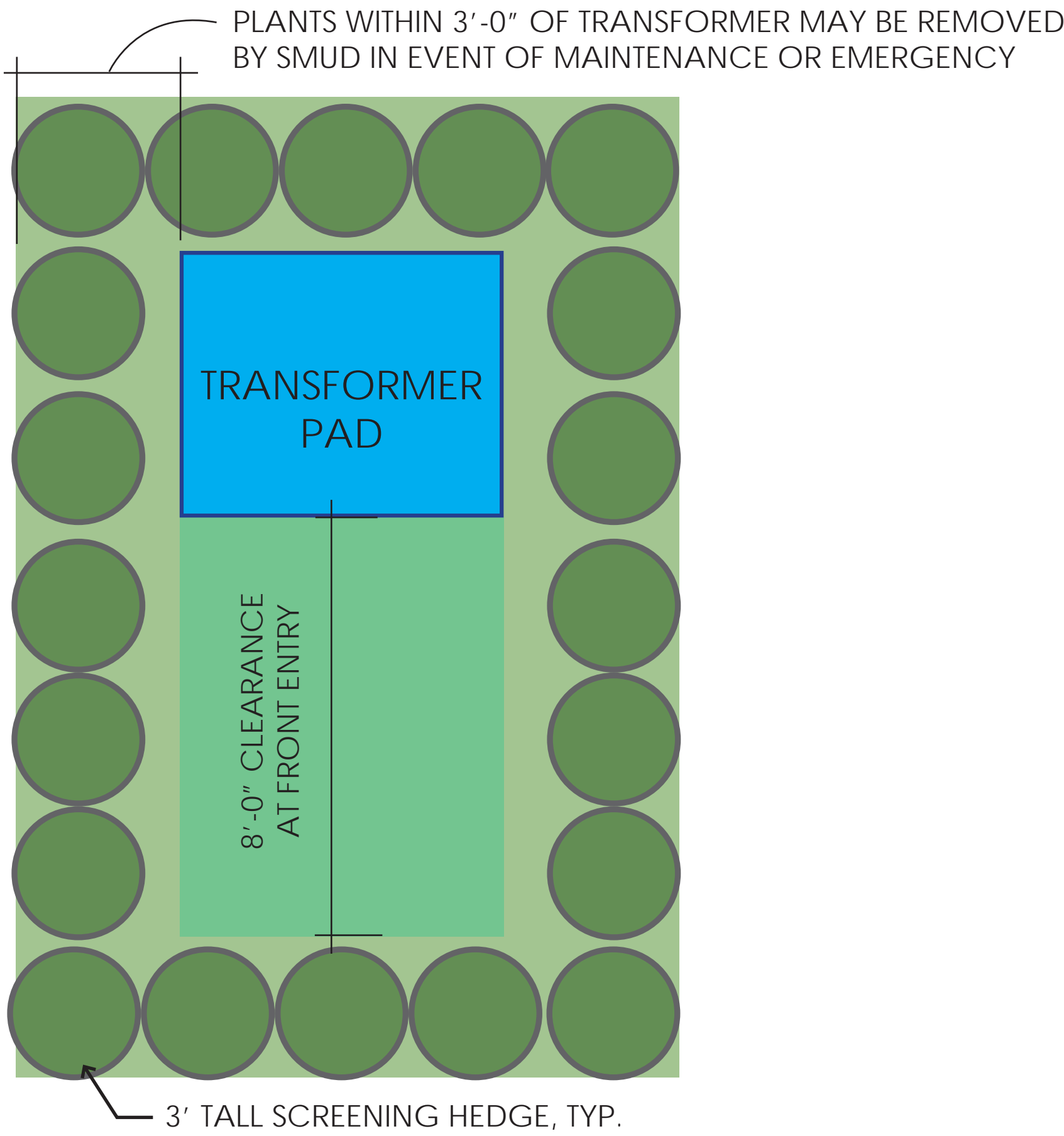
SYLVAN MIDDLE SCHOOL ↓



PLANTS WITHIN 3'-0" OF TRANSFORMER MAY BE REMOVED BY SMUD IN EVENT OF MAINTENANCE OR EMERGENCY

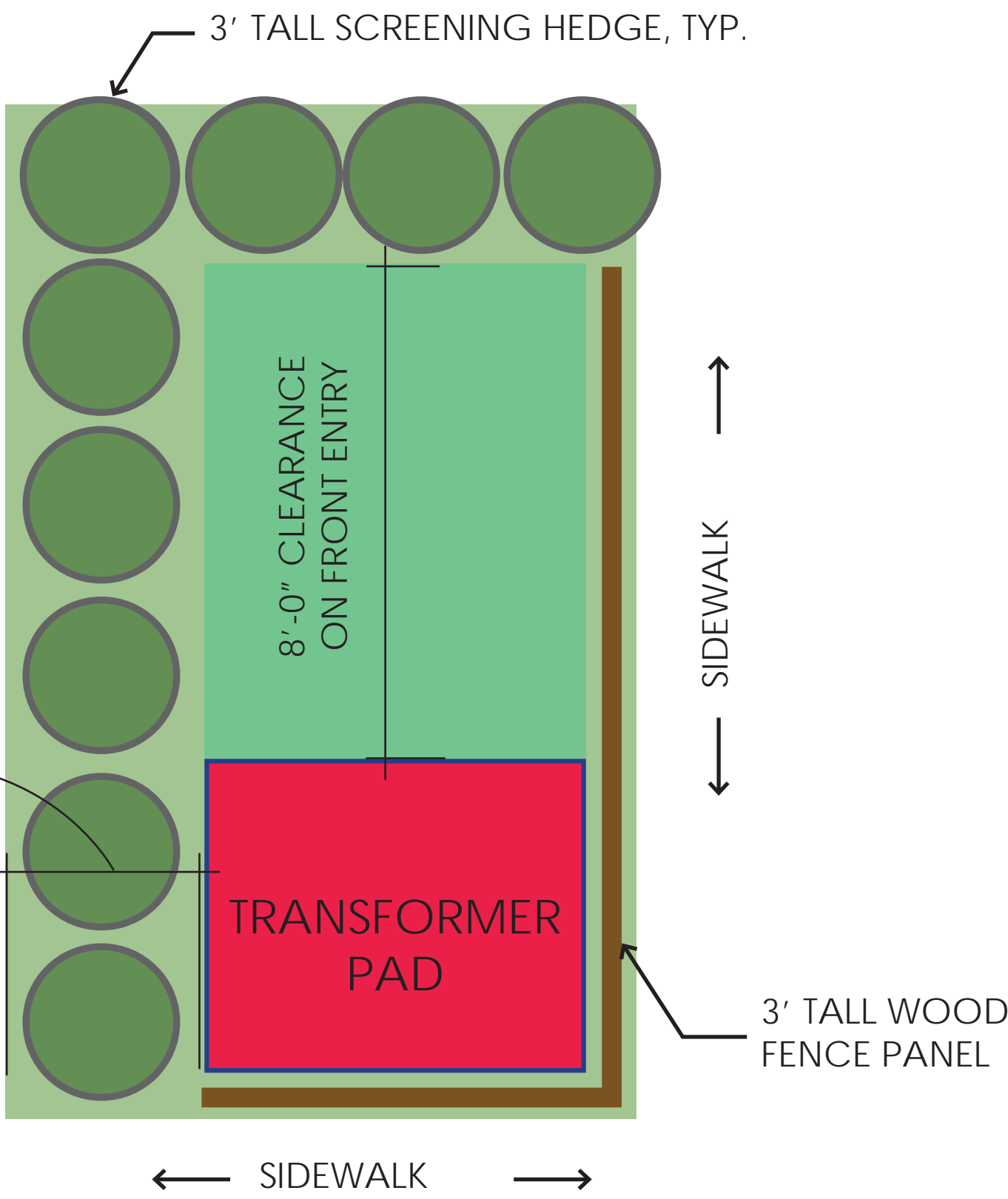
SCREEN W/ PLANTING

*SUBJECT TO SMUD APPROVAL

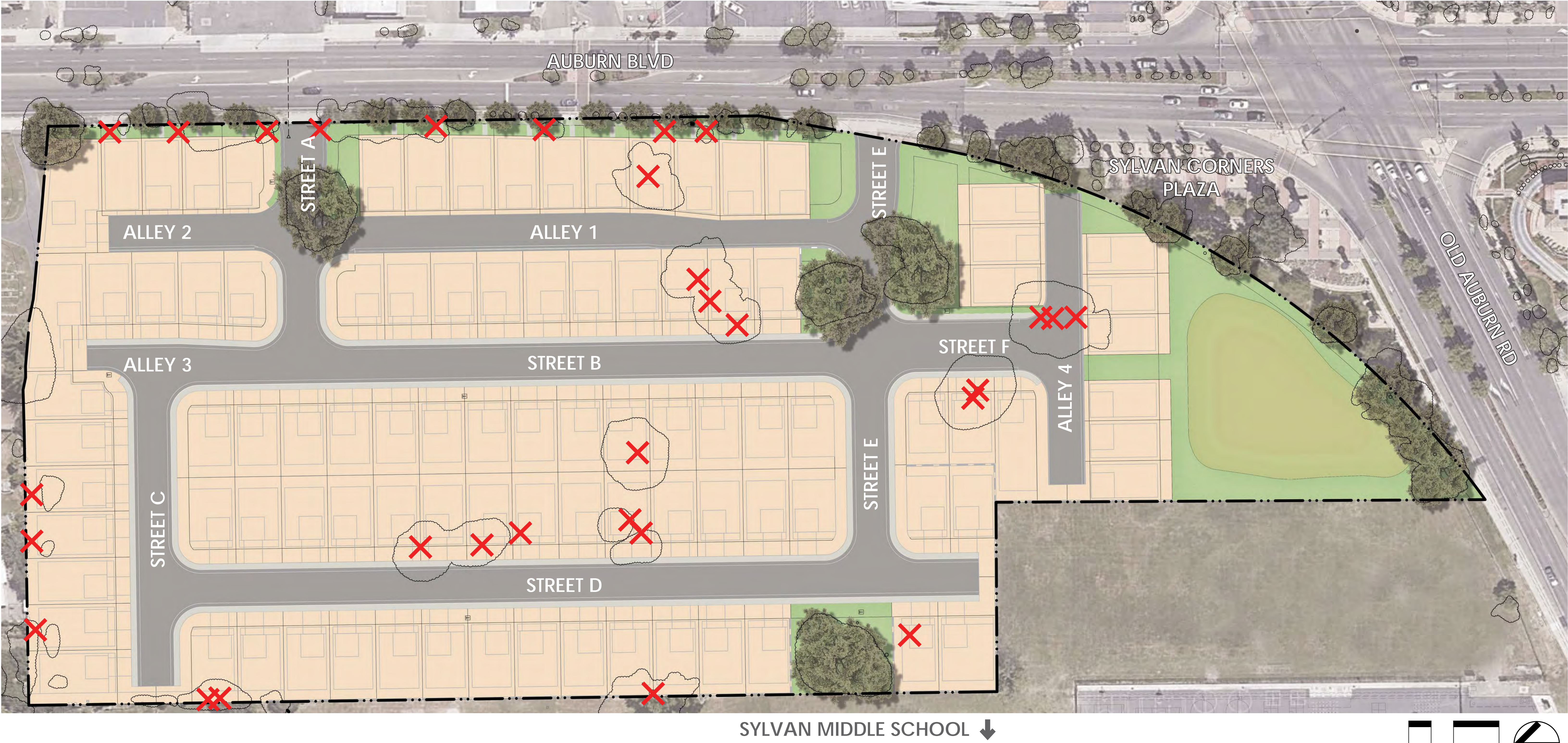


SCREEN W/ WOOD FENCE PANEL


*SUBJECT TO SMUD APPROVAL




TREE REMOVAL PLAN



LEGEND



TREE TO BE REMOVED* (472.4" INCHES),
159 NEW TREES TO BE PLANTED



EXISTING TREE, TO REMAIN

*Reference Arborist Survey Report prepared by ECorp Consulting, Inc. Environmental Consultants for additional information.

INSPIRATION IMAGES



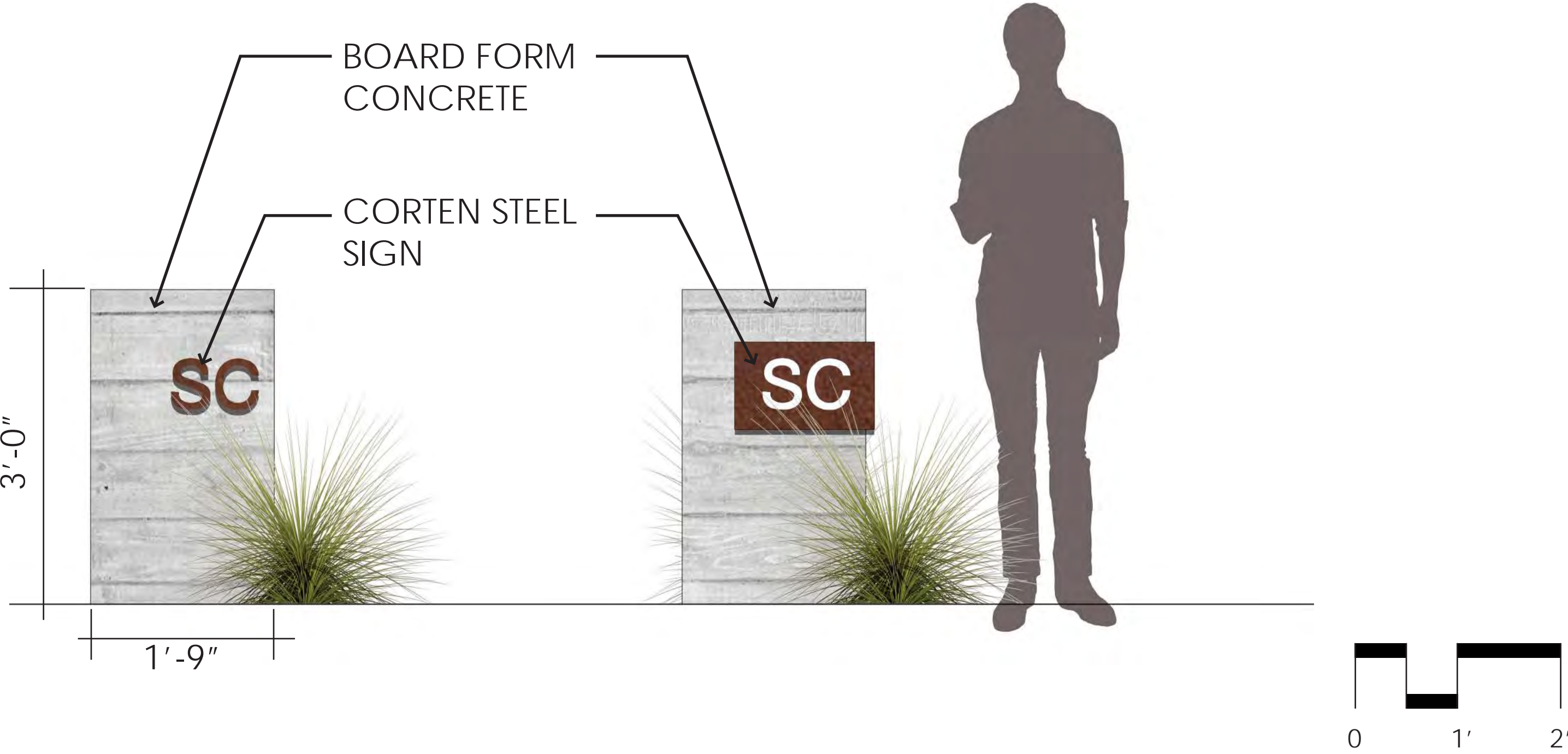
MONUMENTS

PRIMARY ENTRY MARKER

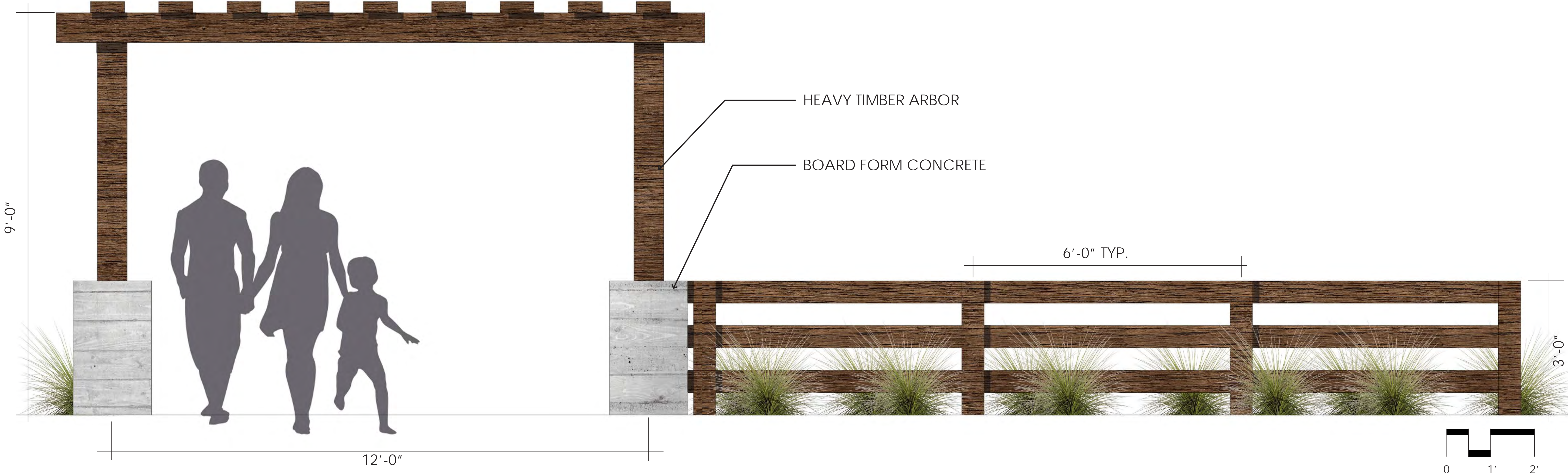


PASEO MARKER

SECONDARY ENTRY MARKER

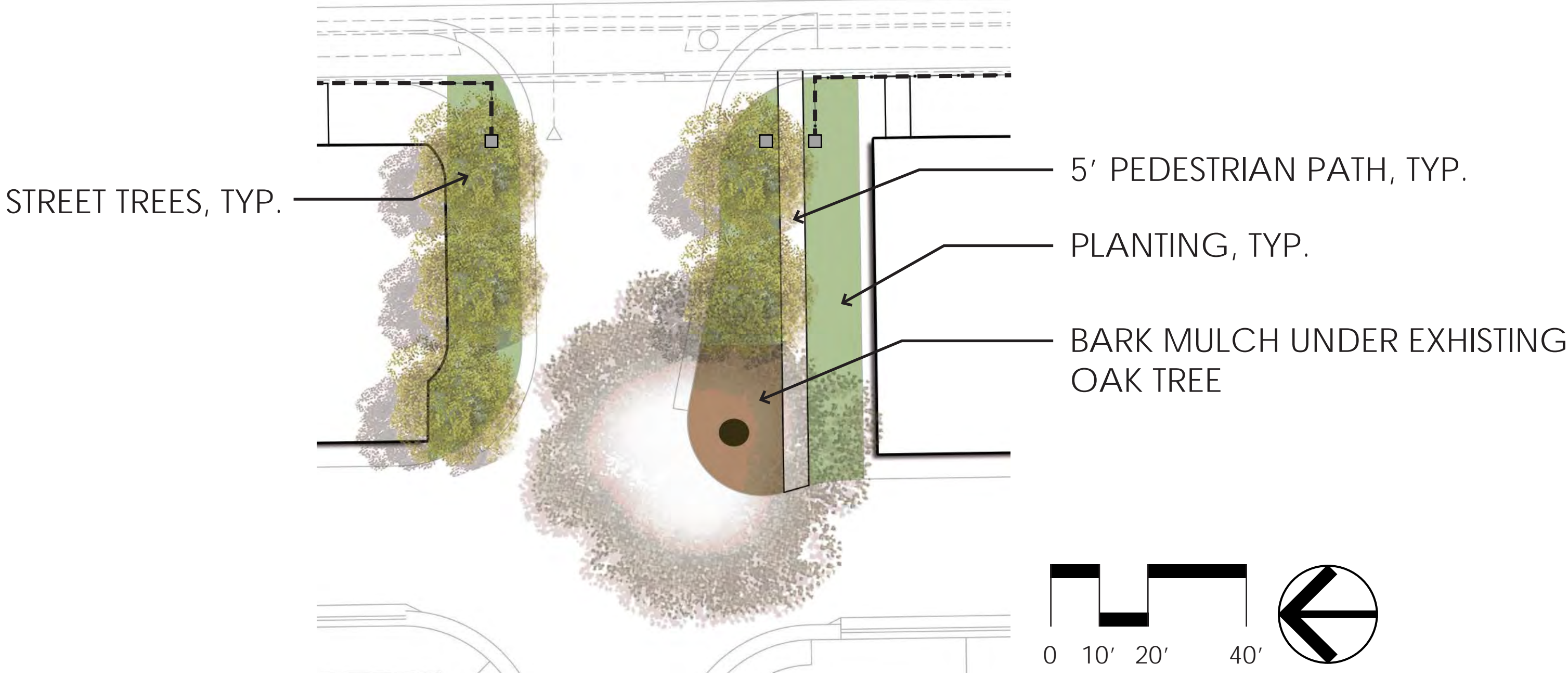


ARBOR WITH FENCE (GATEWAY MARKER)

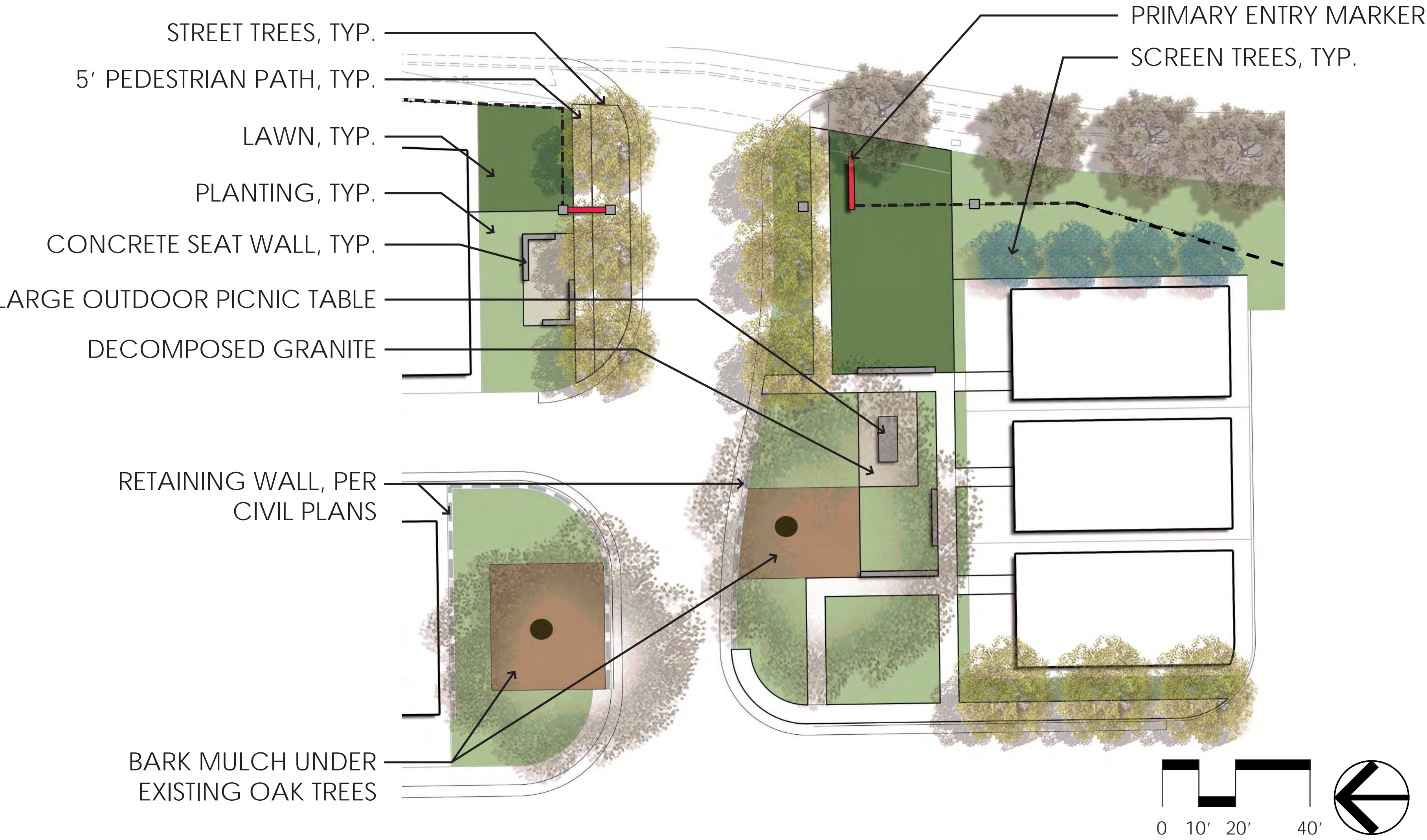


OPEN SPACE

STREET A



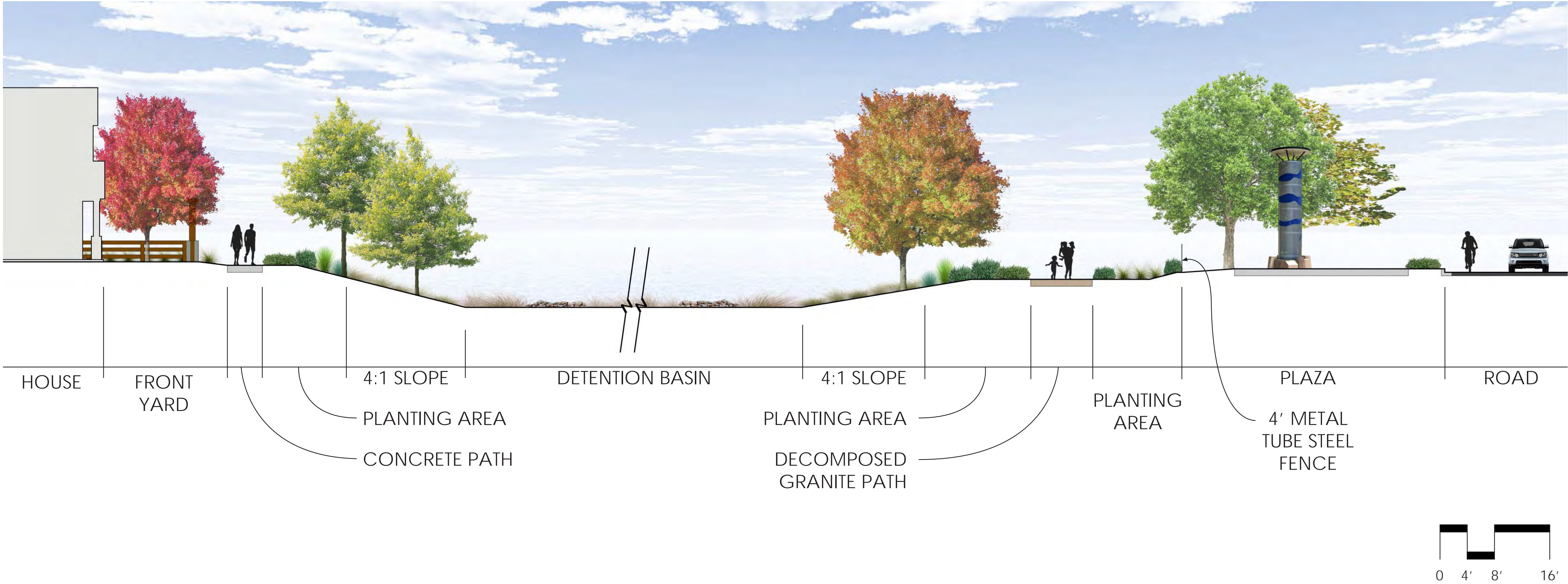
STREET E



DETENTION BASIN & PASEO



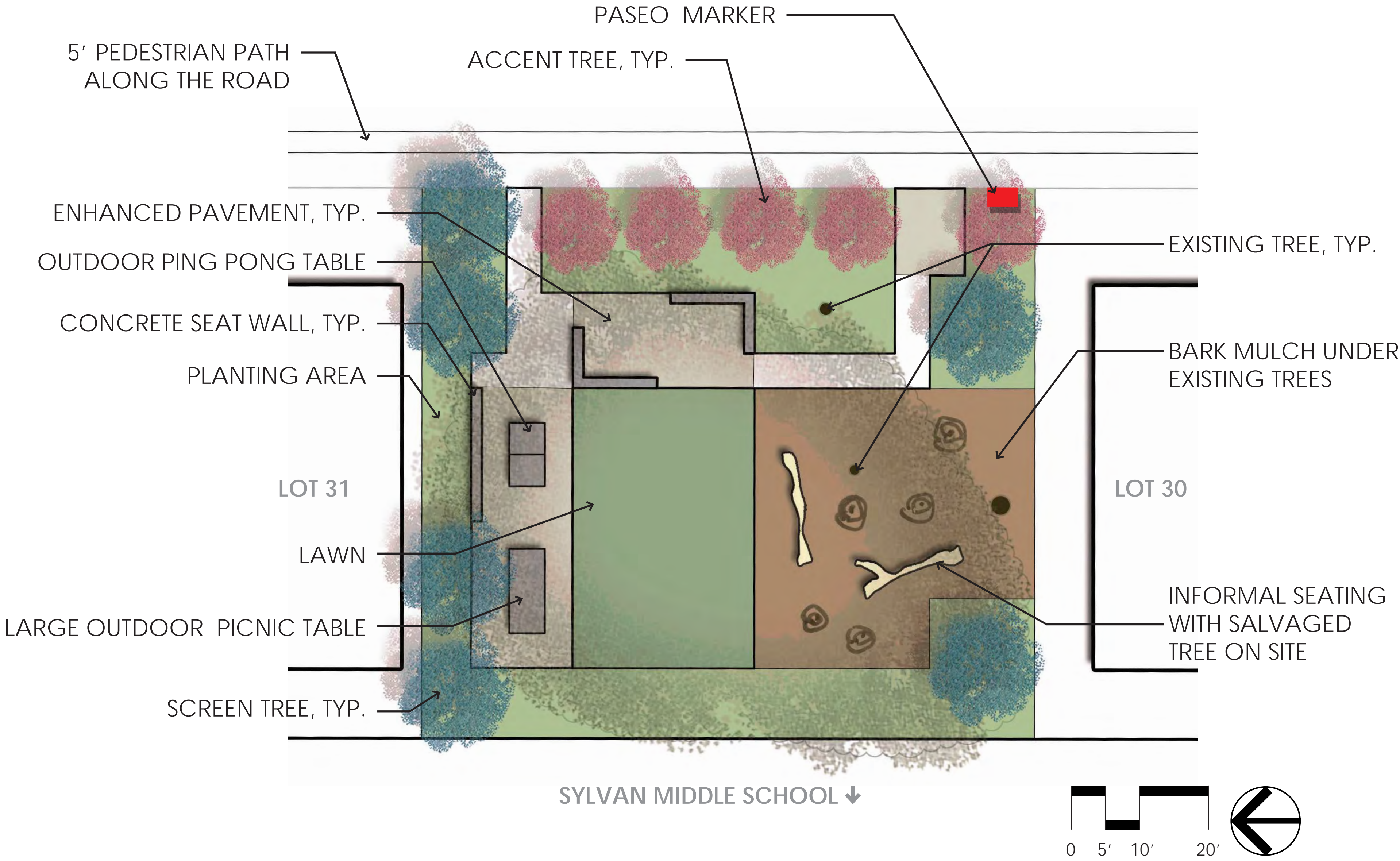
DETENTION BASIN - SECTION A-A'



DETENTION BASIN - PERSPECTIVES



OPEN SPACE



HOUSING TYPICALS: PLANTING CONCEPT

- Ⓐ SHADE TREE
- Ⓑ ACCENT TREE/ SHRUB
- Ⓒ EVERGREEN SHRUB
- Ⓓ FLOWERING SHRUB
- Ⓔ ORNAMENTAL GRASS
- Ⓕ GROUNDCOVER



PLANT LIST

TREES			
BOTANICAL NAME	COMMON NAME	SIZE (H x W)	WATER USE
Acer platanoides 'Columnare'	Norway Maple	40' x 20'	M
Acer rubrum 'Sunset'	Red Sunset Maple	40' x 25'	M
Ginkgo biloba	Ginkgo	40' X 25'	M
Lagerstroemia indica x fauriei 'Nathchez'	Natchez Crape Myrtle	20' x 15'	L
Platanus x acerifolia	London Plane Tree	40' x 30'	M
Quercus robur fastigiata	Columnar English Oak	40' x 15'	M
SHRUBS/ GROUNDCOVERS			
Abelia x grandiflora 'Kaleidoscope'	Kleidoscope Glossy Abelia	2' x 3'	M
Arctostaphylo hookeri 'Wayside'	Wayside Monterey Manzanita	3' x 8'	L
Carex divulsa	Berkeley Sage	2' x 2'	L
Ceanothus griseus var. horizontalis	Ceanothus 'Diamond Height'	1'x 4'	M
Chondropetalum tectorum	Small Cape Rush	3' x 4'	L
Cistus x skanbergii	Pink Coral Rockrose	3 x 5'	L
Coprosma prostrata 'Verde Vista'	Creeping Mirror Plant	1' x 6'	L
Dietes grandiflora	Fortnight Lily	4' x 3'	L
Erigeron glaucus 'Cape Sebastian'	Seaside Daisy	0.5' x 2'	M
Juniperus chinensis 'Parsonii'	Parson's Juniper	3' x 8'	L
Lavandula angustifolia 'Hidcote'	English Lavender 'Hidcote'	2' x 2'	L
Lomandra longifolia 'Lomlon'	Lime Tuff Dwarf Mat Rush	3'x 3'	L
Muhlenbergia rigens	Deergass	5' x 4'	L
Myoporum parvifolium	Myoporum	1' x 8'	L
Myrtus communis 'Compacta'	Dwarf Myrtle	4' x 4'	L
Podocarpus elongatus 'Monmal'	Blue Ice Yellowwood	15'x 4'	M
Pittosporum tenuifolium	Black Stem Pittosporum	12' x 6'	M
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	2' x 6'	L
Teucrium chamaedrys 'Prostratum'	Prostate Germander	2' x 2'	L
Viburnum odoratissimum	Sweet Viburnum	20' x 20'	M

SHRUBS/ GROUNDCOVERS

TREES



ACER PLATANOIDES 'COLUMNARE' (NORWAY MAPLE)



ACER RUBRUM SUNSET (RED SUNSET MAPLE)



GINKGO BILOBA (GINKGO)



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (NATCHEZ CRAPE MYRTLE)



PLATANUS X ACERIFOLIA (LONDON PLANE TREE)



QUERCUS ROBUR FASTIGIATA (COLUMNAR ENGLISH OAK)



ABELIA X GRANDIFLORA 'KALEIDOSCOPE' (KALEIDOSCPE GLOSSY ABELIA)



ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' (WAYSIDE MONTEREY MANZANITA)



CAREX DIVULSA (GREY SEDGE)



CEANOTHUS GRISEUS VAR. HORIZONTALIS (CEANOTHUS 'DIAMOND HEIGHTS')



CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)

SHRUBS/ GROWDCOVERS



CISTUS X SKANBERGII
(PINK CORAL ROCKROSE)



COPROSMA PROSTRATA 'VERDE VISTA'
(CREEPING MIRROR PLANT)



DIETES GRANDIFLORA
(FORTNIGHT LILY)



ERIGERON GLAUCUS 'CAPE SEBASTIAN'
(SEASIDE DAISY)



JUNIPERUS CHINENSIS 'PARSONII'
(PARSON'S JUNIPER)



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
(ENGLISH LAVENDER 'HIDCOTE')



LOMANDRA LONGIFOLIA 'LOMLON'
(LIME TUFF MAT RUSH)



MUHLENBERGIA RIGENS (DEERGRASS)



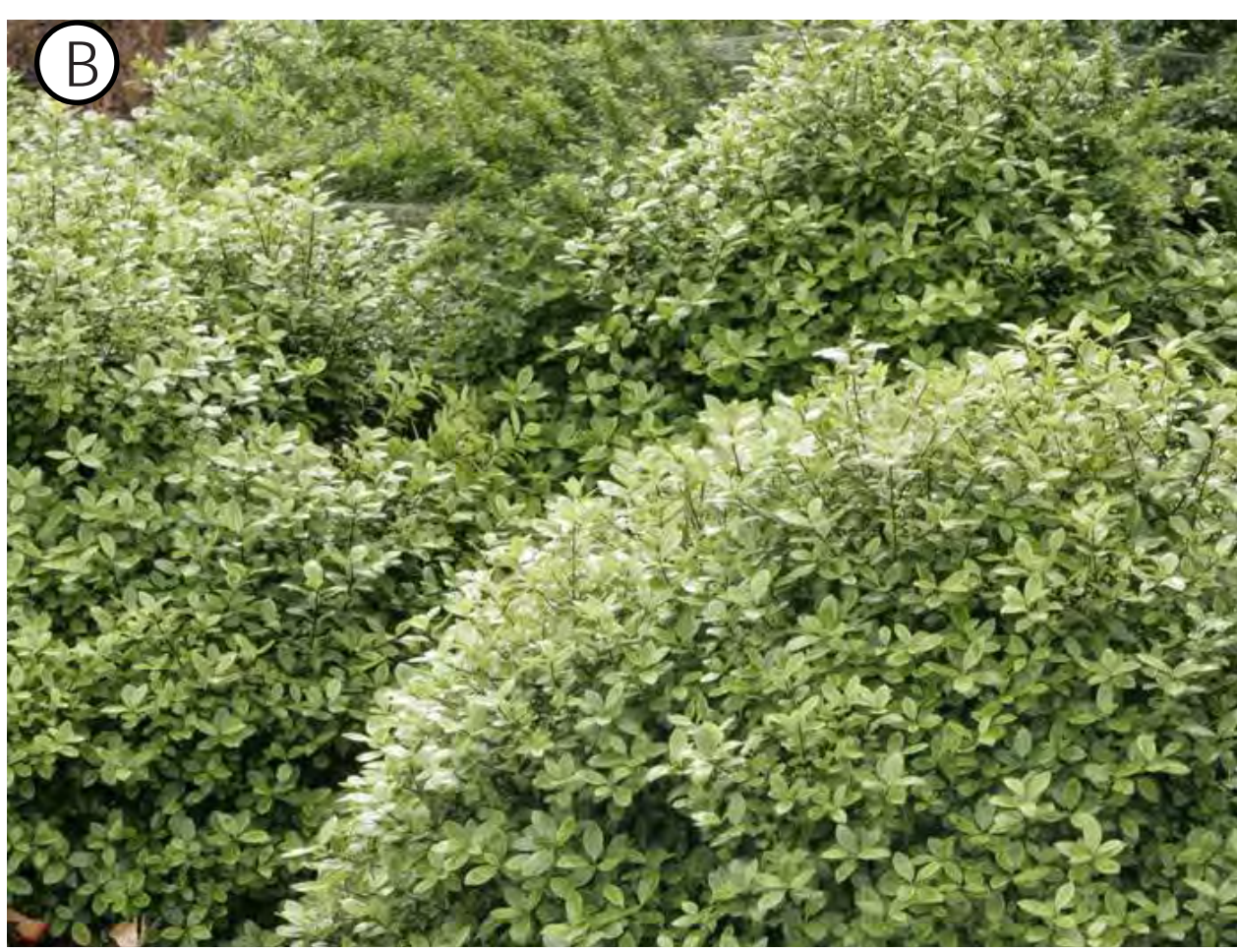
MYOPORUM PARVIFOLIUM
(MYOPORUM)



MYRTUS COMMUNIS 'COMPACTA'
(DWARF MYRTLE)



PODOCARPUS ELONGATUS 'MONMAL'
(BLUE ICE YELLOWWOOD)



PITTOSPORUM TENUIFOLIUM
(BLACK STEM PITTOSPORUM)



SALVIA 'BEE'S BLISS'
(BEE'S BLISS SAGE)



TEUCRIUM CHAMAEDRYS 'PROSTRATUM'
(PROSTATE GERMANDER)



VIBURNUM ODORATISSIMUM
(SWEET VIBURNUM)



August 22, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

**RE: SPECIAL PLANNING AREA APPLICATION – SYLVAN CORNERS
RESPONSE TO 2ND 30-DAY REVIEW LETTER – HOMEOWNERS ASSOCIATION**

In response to the City's 2nd 30-day Review letter, Woodside Homes is providing additional details describing the function of the Homeowners Association being applied to the Sylvan Corners development:

HOMEOWNERS ASSOCIATION

The Sylvan Corners Development is planned to have a managed Homeowners Association ("HOA"). The HOA will be formed prior to the first home closing and will perform the following duties:

- Maintain common area (open space/lettered lots): including monumentation, landscaping, lighting, passive park amenities, and walking trails.
- Maintain front yard landscaping including routine maintenance such as trimming, pruning, blowing. *Irrigation and plant replacement will be the responsibility of the homeowner.*
- Maintain the detention basin.
- Maintain development fencing located adjacent to right-of-way and open space.
- Maintain the private alley streets.
- Assist residences with annual Community Clean-up Days by providing refuse collection dumpster and temporary storage on a scheduled basis.

The CC&Rs will include, but not limited to, the following conditions:

- A private Road Maintenance Agreement implemented with the HOA per the requirements of the Sacramento Metropolitan Fire District and City Engineering Division.
- Require residents to park their vehicles in their own garages, leaving guest parking spaces available for guests.
- Guest parking and on-street parking spaces are strictly reserved for guest and overflow parking. Guest spaces shall not be used for RV or boat storage. Guest parking spaces shall also not be used for commercial vehicle parking or storage.
- Garages shall, at all times, be available for parking of vehicles. Storage within the garage, or any other use within the garage, is only allowed to the extent it does not impede parking of the vehicle(s) of the owner/tenant of the unit. All residents shall park their personal vehicle(s) in their garage. Guest parking spaces shall be available for guests.
- Driveway and Guest parking spaces cannot be used for the storage of residents' RVs, boats, trailers, commercial vehicles, etc.



- Refuse containers must be completely screened at all times, except for pick-up day. Containers must be returned to their storage spot each day, and are not allowed to be stored outside overnight.
- All outdoor lighting fixtures shall be "Dark Sky Approved" by the International Dark Sky Association and shall be approved by the HOA prior to installation. Floodlights are not allowed.
- A disclosure to buyers that the project adjoins a school and the installation of gates or other access points to the school property are not allowed.
- A disclosure to buyers who purchase homes with shared use easements. The disclosure shall clearly state the allowed uses, for each party, of the shared use easement area. Fencing details for the shared use areas shall be clearly identified.
- A disclosure for Lots 17 through 19 buyers of the 10-foot-wide drainage easement which may impact their ability to construct amenities (sheds, patios, etc.).
- No changes to the CC&Rs, having to do with public streets (i.e., parking, fire access), shall be made without the City's prior written consent.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes



December 27, 2022

NEIGHBORHOOD NOTIFICATION

Dear Neighbor:

SAVE THE DATE. Please join us, Woodside Homes, as we are excited to host a neighborhood informational meeting to preview our proposed 95-unit residential community, Sylvan Corners. The new development will be located at the northwest corner of Old Auburn Boulevard and Auburn Boulevard, Citrus Heights, CA; APN 211-0020-025 (aka the site of the former Middle School). This all-electric community will offer both alley-style and traditional single-family detached homes, with landscaped passive-use areas, trails, and open space.

The meeting will be held at the Citrus Heights City Hall Offices on January 9, 2023 at 6:00 PM. RSVP is requested. Please RSVP your attendance by sending an email to tauni.fessler@woodsidehomes.com no later than January 5, 2023 at 5:00 PM.

Meeting Details

Location	Citrus Heights City Hall, Community Room (<i>located inside City Hall</i>) 6360 Fountain Square Drive, Citrus Heights, CA 95621
Date	January 9, 2023
Time	6:00 PM

Should you have any questions, please do not hesitate to contact Tauni Fessler, Land Acquisition Manager, at tauni.fessler@woodsidehomes.com or call (916) 790-4249.

Sincerely,

Tauni Fessler

Woodside Homes



January 13, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

RE: SYLVAN CORNERS – SUMMARY OF COMMUNITY OUTREACH EFFORTS

As a part of the Project Application for Sylvan Corners, Woodside Homes is sharing a summary of the Community Outreach efforts that lead up to and including the public meeting held on January 9, 2023, at 6:00PM at the City of Citrus Heights – City Hall:

Community Outreach Notification

- City staff provided a list of property owners and associations that should be notified.
- Email notification was sent to the Sunrise Ranch Group Council Members on December 27, 2022 with project and meeting details.
- Notification letter was mailed on December 28, 2022 to the seven (7) adjacent property owners including project and meeting details, *(see attached for sample of letter that was sent)*.
- Email notification with a copy of the Project Presentation was shared with the five (5) City Council Members on January 9, 2023.

Public Outreach Meeting

- Meeting was held at the City of Citrus Heights – City Hall, 6360 Fountain Square Drive, Citrus Heights, CA at 6:00PM in the large conference room.
- 14 members of the public were in attendance, including the City Mayor, City Council Member, City representative and two Sunrise Ranch Group Council Members.
- Michael LaFortune and Tauni Fessler of Woodside Homes presented the Sylvan Corners project, providing a PowerPoint presentation that walked individuals through the location, history of the site, planned use, proposed site plan with architecture and landscape design, and potential timeline/schedule, *(see attached PowerPoint Presentation for Sylvan Corners)*.
- Attendees were very engaged; Woodside Homes fielded several questions and comments from the public.
- Meeting concluded at 7:00PM.

Woodside Homes would like to express its appreciation to the City of Citrus Heights for providing a meeting space to present the Sylvan Corners project.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes

Attachments: (1) Meeting Notification Letter, (2) PowerPoint Presentation for Sylvan Corners



August 4, 2023

NEIGHBORHOOD NOTIFICATION

Dear Neighbor:

SAVE THE DATE. Please join us, Woodside Homes, as we are excited to host the second neighborhood informational meeting to preview our proposed 94-unit residential community, Sylvan Corners. The new development will be located at the northwest corner of Old Auburn Boulevard and Auburn Boulevard, Citrus Heights, CA; APN 211-0020-025 (aka the site of the former Middle School). This all-electric community will offer both alley-style and traditional single-family detached homes, with landscaped passive-use areas, trails, and open space.

Additional information can also be found in the Public Review Draft of the Initial Study Mitigated Negative Declaration (ISMND), released on July 28, 2023. The document is available for review on the City's website at the following link: www.citrusheights.net/documentcenter/index/864

The Community informational meeting will be held at the Citrus Heights City Hall Offices on August 22, 2023 at 6:00 PM. RSVP is requested. Please RSVP your attendance by sending an email to tauni.fessler@woodsidehomes.com no later than August 15, 2023.

Meeting Details

Location	Citrus Heights City Hall, Community Room (<i>located inside City Hall</i>) 6360 Fountain Square Drive, Citrus Heights, CA 95621
Date	August 22, 2023
Time	6:00 PM

Should you have any questions, please do not hesitate to contact Tauni Fessler, Land Acquisition Manager, at tauni.fessler@woodsidehomes.com or call (916) 790-4249.

Sincerely,

Tauni Fessler

Woodside Homes



August 24, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

RE: SYLVAN CORNERS – SUMMARY OF SECOND COMMUNITY OUTREACH EFFORT

As a part of the Project Application for Sylvan Corners, Woodside Homes is sharing a summary of the Community Outreach efforts that lead up to and including the second public meeting held on August 22, 2023, at 6:00PM at the City of Citrus Heights – City Hall:

Community Outreach Notification

- City staff provided a list of property owners and associations that should be notified.
- Email notification was sent to 13 individuals on August 4, 2023 with project and meeting details.
- Notification letters were mailed on August 7, 2023 to the seven (7) adjacent property owners including project and meeting details, *(see attached for sample of letter that was sent)*.

Public Outreach Meeting

- Meeting was held at the City of Citrus Heights – City Hall, 6360 Fountain Square Drive, Citrus Heights, CA at 6:00PM in the large conference room.
- Five (5) members of the public, three (3) City staff, one (1) City Council member, and two (2) reporters were in attendance.
- Michael LaFortune and Tauni Fessler of Woodside Homes, and Nick Haskell with Nick Haskell Planning and Design presented the Sylvan Corners project, providing a PowerPoint presentation that walked individuals through the location, history of the site, planned use, proposed site plan with architecture and landscape design, and potential timeline/schedule, *(see attached PowerPoint Presentation for Sylvan Corners)*.
- Attendees were overall supportive of the project as proposed; Woodside Homes fielded questions and comments from the public.
- Meeting concluded at 6:45PM.

Woodside Homes would like to express its appreciation to the City of Citrus Heights for providing a meeting space to present the Sylvan Corners project.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes

Attachments: (1) Meeting Notification Letter, (2) PowerPoint Presentation for Sylvan Corners

COTTAGE - PALETTE 1

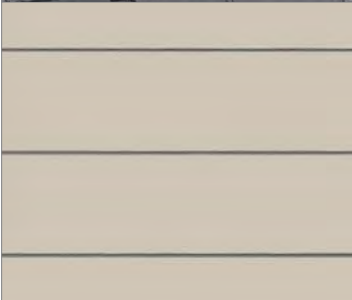
PLAN 1 ALLEY



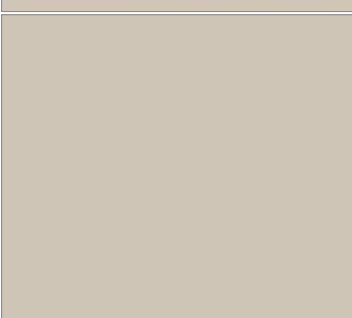
Front Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
CASTLE GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



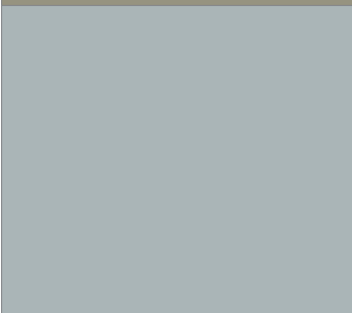
PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



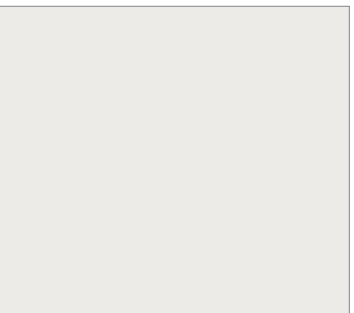
STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH



COLUMNS, TRIM, SHUTTERS & FASCIA -
PPG PAINT WITH STUCCO SUBSTRATE
PPG1032-4 SYLVAN
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1036-3 NAUTICAL STAR
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



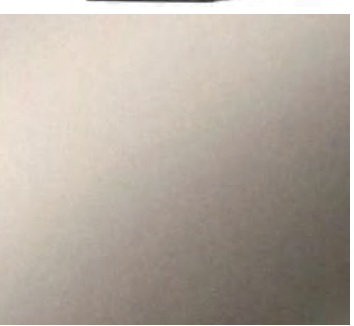
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00



Front Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 1

PLAN 1 ALLEY



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE BLACK FINISH



STANDING SEAM METAL ROOF
ASH GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG 1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT FINISH



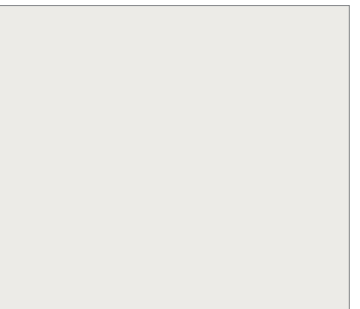
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1007-2 SWIRLING SMOKE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



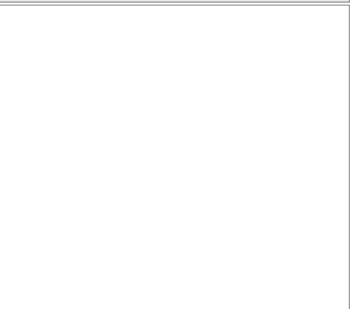
TRIM - PPG PAINT WITH WOOD
SUBSTRATE
PPG1001-7 BLACK MAGIC
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG1082-6 COWBOY HAT
6-900 SPEED HIDE SEMI-GLOSS FINISH



COLUMNS & GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



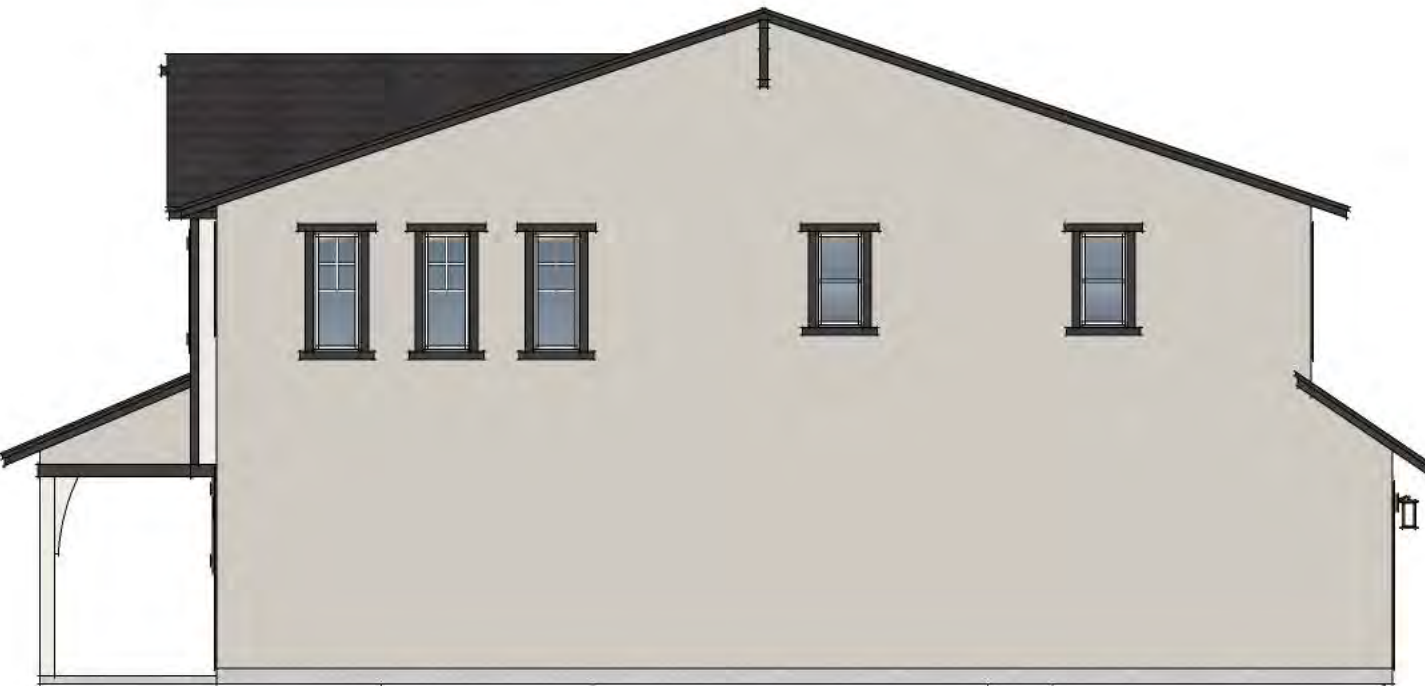
DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00

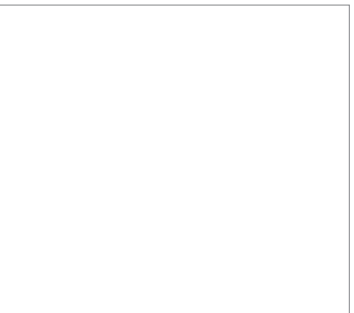
MODERN PRAIRIE - PALETTE 1 | PLAN 1 ALLEY



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
DA VINCI SINGLE-WIDTH SLATE -
COMPOSITE TILE
CANYON FINISH
- SIDING - LAP SIDING SMOOTH
PPG1006-2 SHARK
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1077-4 WEATHERED WOOD
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH
- FRONT DOOR & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1153-7 SAILOR'S COAT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



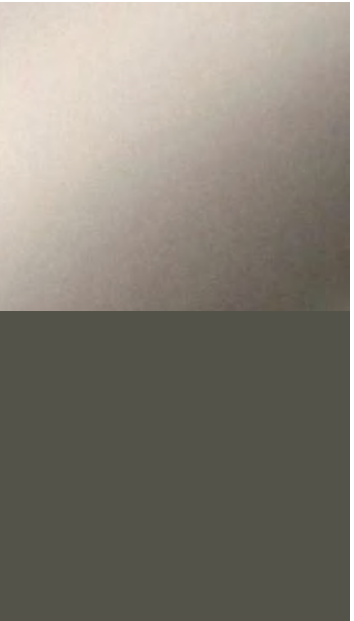
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL

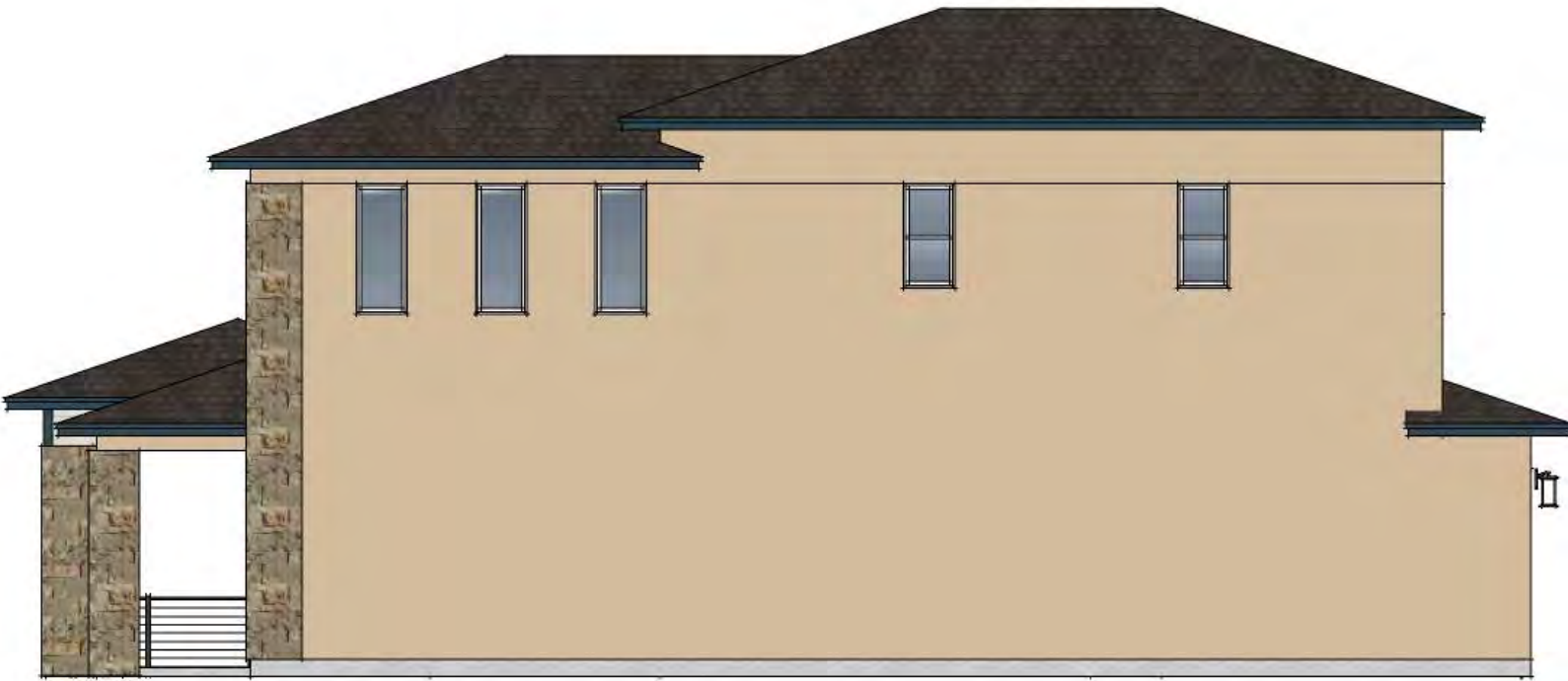
METAL RAILING
DARK BRONZE



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
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COTTAGE - PALETTE 1

PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE GRAY FINISH

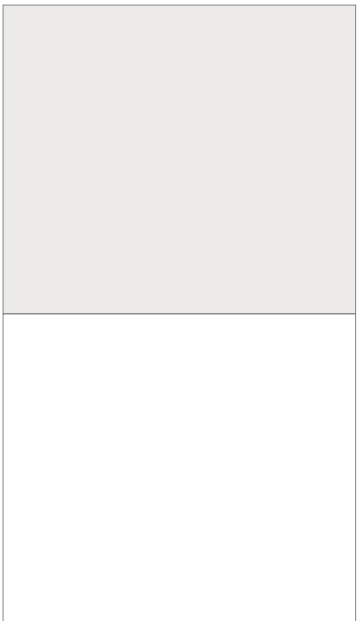
SIDING - LAP SIDING SMOOTH
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH

COLUMNS, TRIM, SHUTTERS & FASCIA -
PPG PAINT WITH STUCCO SUBSTRATE
PPG1032-4 SYLVAN
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1036-3 NAUTICAL STAR
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



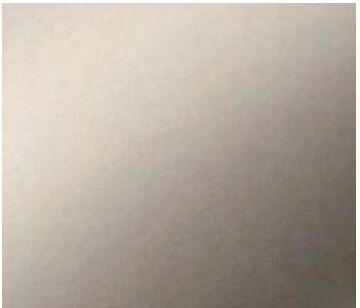
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



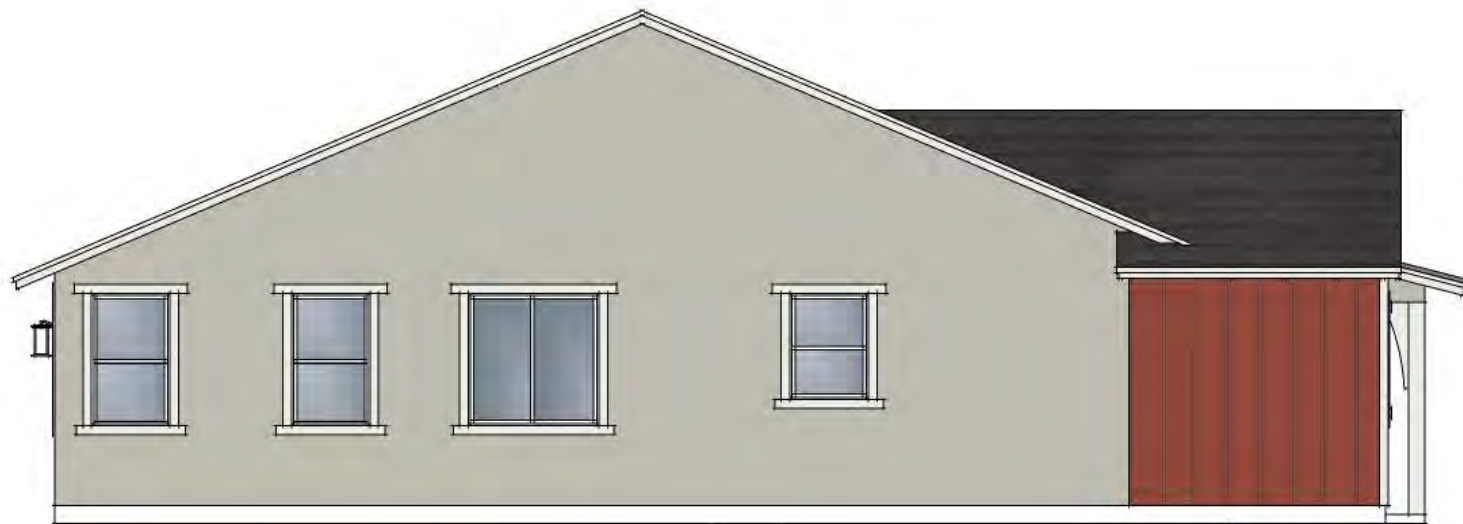
Right Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 2

PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



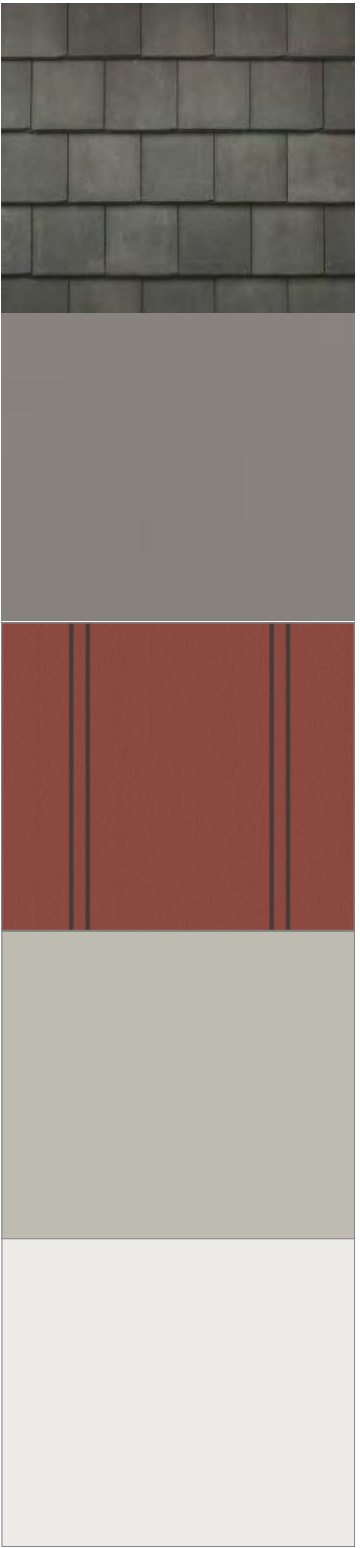
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



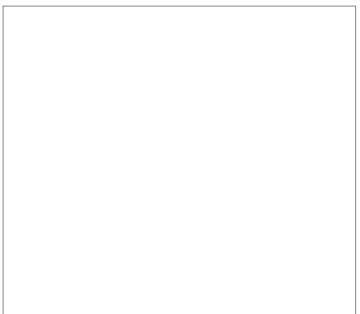
ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
BLACK CANYON FINISH

STANDING SEAM METAL ROOF
ASH GRAY FINISH

SIDING - LAP SIDING SMOOTH
PPG1065-7 CEDAR CHEST
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG0998-2 HIKERS PARADISE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

DOOR, TRIM, COLUMNS, SHUTTERS &
GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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MODERN PRAIRIE - PALETTE 1 | PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE GRAY FINISH

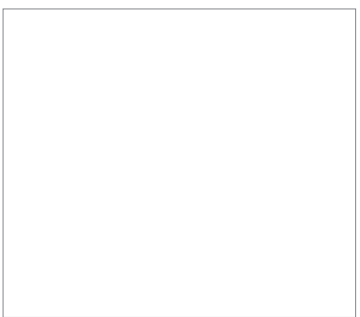
SIDING - LAP SIDING SMOOTH
PPG1006-2 SHARK
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1077-4 WEATHERED WOOD
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH

FRONT DOOR & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1153-7 SAILOR'S COAT
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
ARCHITECTURAL BRONZE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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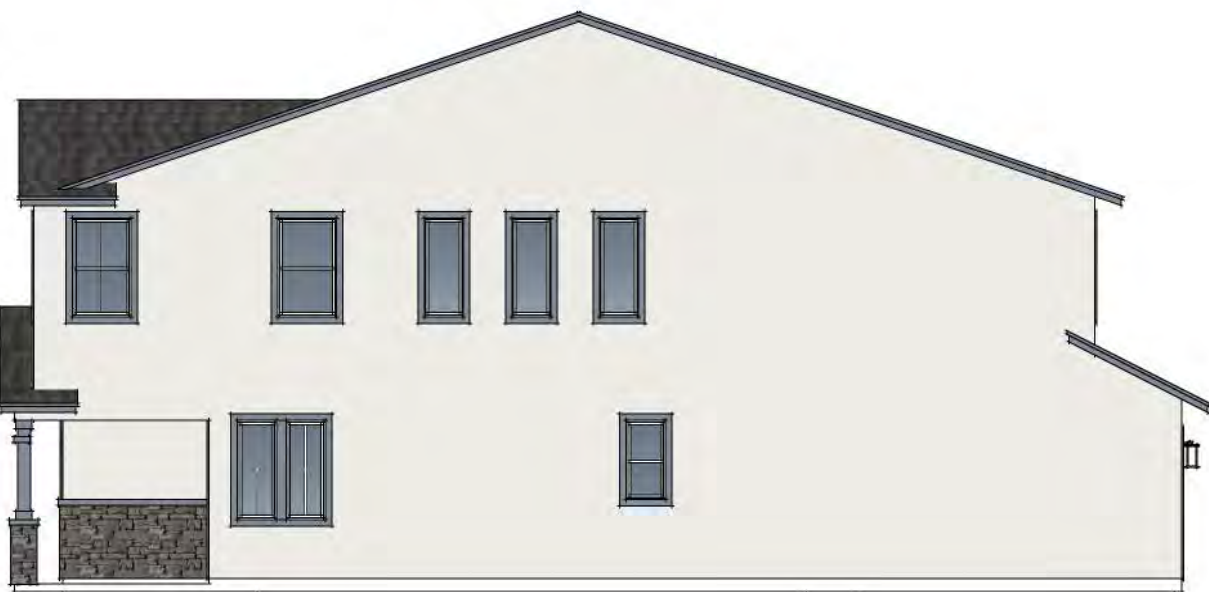
Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

COTTAGE - PALETTE 2



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SMOKEY GRAY FINISH

SIDING - LAP SIDING SMOOTH
PPG 1041-6 SHEFFIELD GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

COLUMNS & TRIM - PPG PAINT WITH
STUCCO SUBSTRATE
PPG 1041-6 SHEFFIELD GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
BANFF SPRINGS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT
WITH STUCCO SUBSTRATE
PPG1041-7 CALVARY
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 2 ALLEY



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



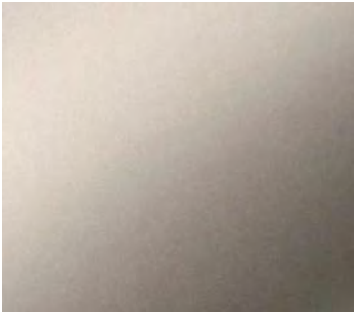
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
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FARMHOUSE - PALETTE 3

PLAN 2 ALLEY



Front Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY SHAKE - CONCRETE TILE
BLACK CANYON FINISH

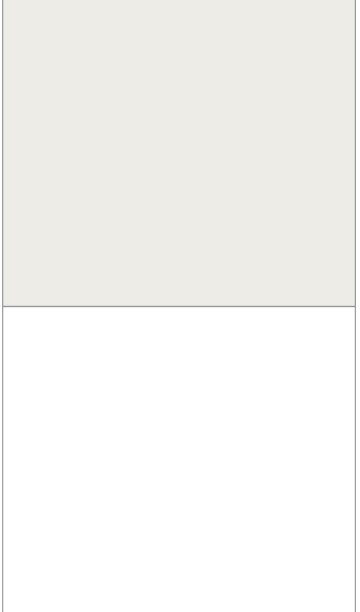
STANDING SEAM METAL ROOF
DEEP CHARCOAL FINISH

SIDING - LAP SIDING SMOOTH
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT & COLUMNS - PPG PAINT WITH
STUCCO SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

TRIM & FASCIA - PPG PAINT WITH WOOD
SUBSTRATE
PPG1001-7 BLACK MAGIC
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1059-7 SWEET SPICEBERRY
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



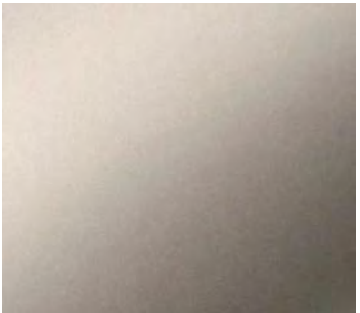
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale

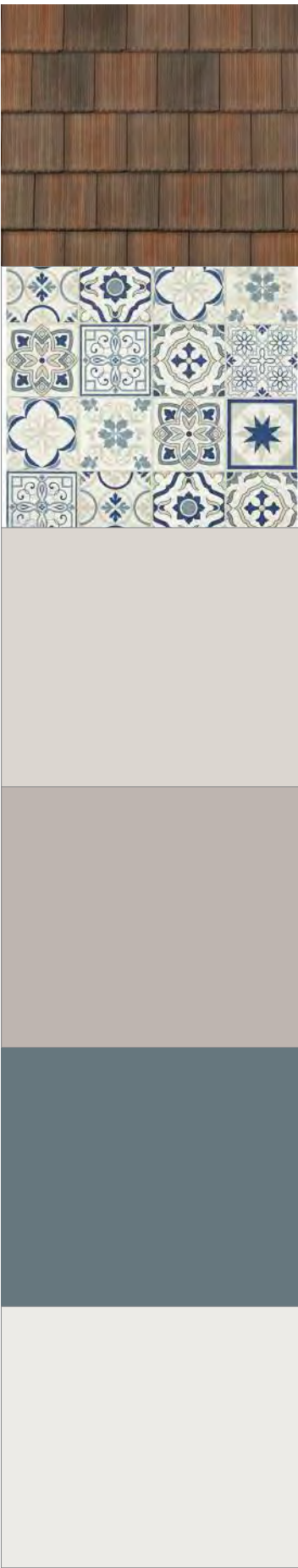


Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

SPANISH - PALETTE 1



ROOF TILE - WESTLAKE
SAXONY 900 SHAKE - CONCRETE TILE
HICKORY FINISH

TILE - DALTILE
SUBLIMITY
MINDFUL SEQUENCE
HONED FINISH, 3" X 3" X 3/8"

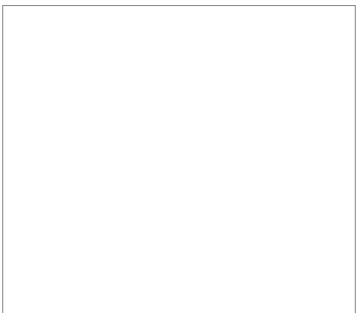
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1025-2 SILENT SMOKE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

ACCENT PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1022-3 SILVER DOLLAR
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

FRONT DOOR, TRIM & SHUTTERS- PPG
PAINT WITH WOOD SUBSTRATE
PPG1037-5 NIGHT RENDEZVOUS
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 2 ALLEY



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



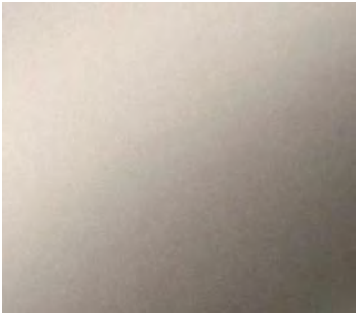
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



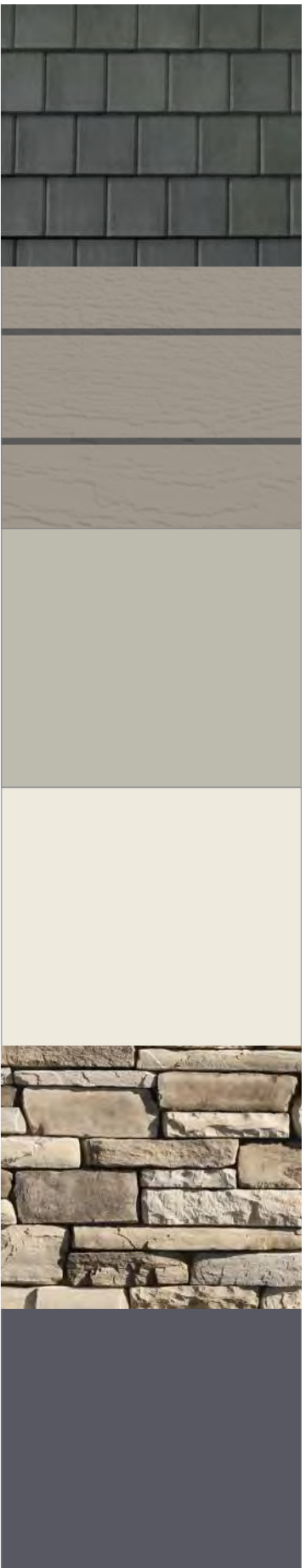
May 18, 2023 | Revision 4 | SF220551.00

COTTAGE - PALETTE 3

PLAN 2 TRADITIONAL



Front Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY 900 SLATE - CONCRETE TILE
GRAPHITE FINISH

SIDING - LAP SIDING SMOOTH
PPG1000-4 WINTER COCOA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1032-2 HURRICANE HAZE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

TRIM & COLUMNS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1086-1 HORSERADISH
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH

FRONT DOOR & SHUTTERS - PPG PAINT
WITH STUCCO SUBSTRATE
PPG1013-6 GRAY FLANNEL
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH

ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH

GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH

DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



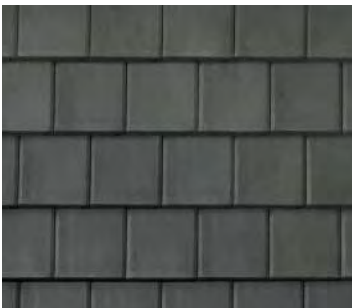
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FARMHOUSE - PALETTE 3


PLAN 2 TRADITIONAL

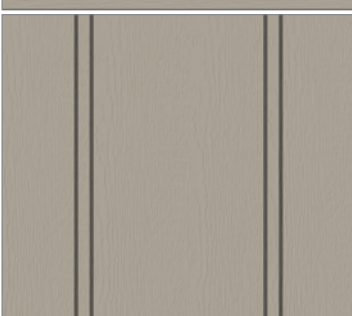


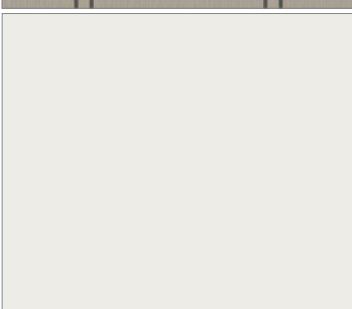
Front Elevation
Scale: Not to Scale

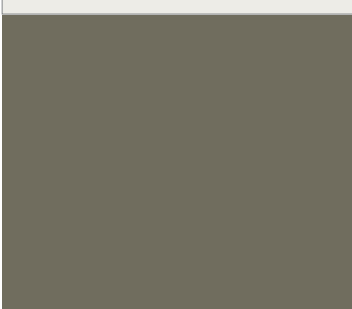
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ROOF TILE - WESTLAKE
SAXONY COUNTRY SLATE IMPACT -
CONCRETE TILE
CHARCOAL BLEND FINISH
- 

STANDING SEAM METAL ROOF
SLATE GRAY FINISH
- 

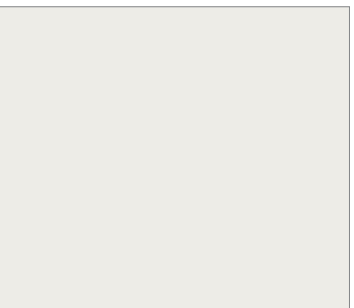
SIDING 1 - LAP SIDING SMOOTH
PPG1000-3 FIELDSTONE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- 

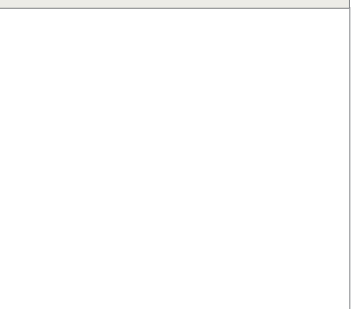
SIDING 2 - LAP SIDING SMOOTH
PPG1000-3 FIELDSTONE
4-22 PERMA-CRETE EXTERIOR FLAT FINISH
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STUCCO - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- 


TRIM & SHUTTERS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1032-6 KING'S COURT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- 


FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1082-7 GINGER
6-900 SPEED HIDE SEMI-GLOSS FINISH


- 

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH
- 

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH
- 

ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH
- 

MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH
- 

GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH
- 

DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale

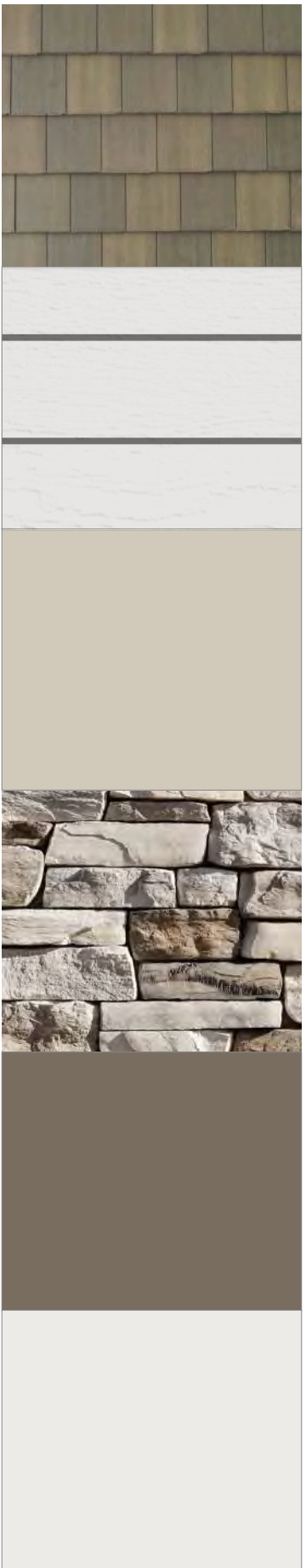


Right Elevation
Scale: Not to Scale

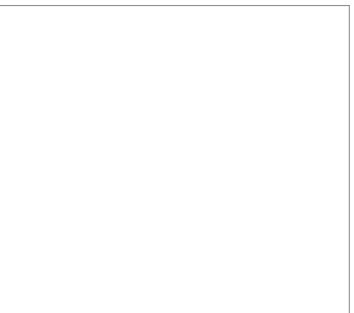
MODERN PRAIRIE - PALETTE 2 | PLAN 2 TRADITIONAL



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
TETON FINISH
- SIDING - LAP SIDING SMOOTH
PPG1001-2 ARIA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1024-4 MOTH GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CLIFFSTONE
WHITEBARK FINISH
- FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1025-6 SLEEPING GIANT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



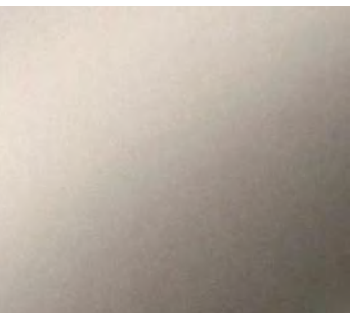
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA

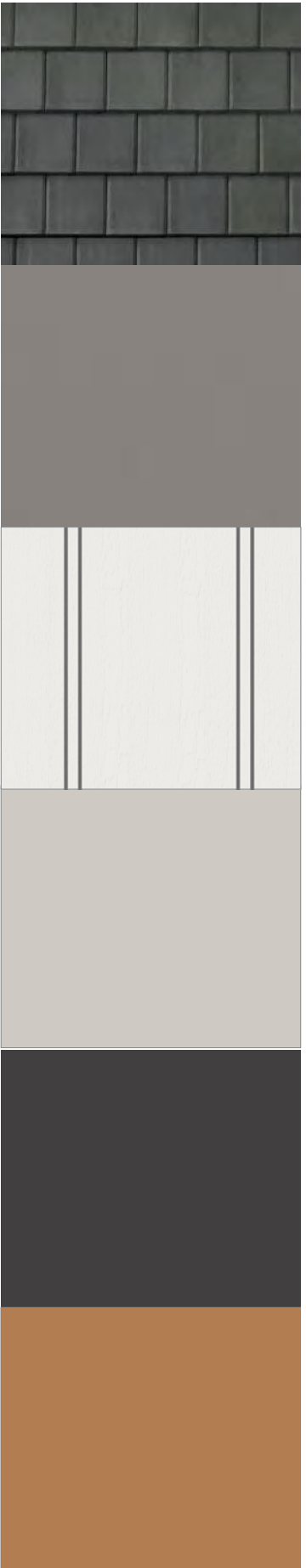


FARMHOUSE - PALETTE 1

PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE SAXONY COUNTRY SLATE IMPACT - CONCRETE TILE CHARCOAL BLEND FINISH
- STANDING SEAM METAL ROOF ASH GRAY FINISH
- SIDING - LAP SIDING SMOOTH PPG1002-1 SILVER FEATHER 4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- PAINT - PPG PAINT WITH STUCCO SUBSTRATE PPG1007-2 SWIRLING SMOKE 4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- TRIM & FASCIA - PPG PAINT WITH WOOD SUBSTRATE PPG1001-7 BLACK MAGIC 6-900 SPEED HIDE SEMI-GLOSS FINISH
- FRONT DOOR & SHUTTERS - PPG PAINT WITH WOOD SUBSTRATE PPG1082-6 COWBOY HAT 6-900 SPEED HIDE SEMI-GLOSS FINISH



- COLUMNS & GARAGE DOOR - PPG PAINT PPG1002-1 SILVER FEATHER 6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME BLACK FINISH
- ADDRESS LIGHT - AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH
- MAN DOOR - GENERATION LIGHTING 88027-12: ONE LIGHT OUTDOOR WALL LANTERN BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING CREIGHTON P560032 ONE LIGHT WALL LANTERN BLACK FINISH
- DOOR HARDWARE - KWIKSET SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



MODERN PRAIRIE - PALETTE 3 | PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
SAXONY COUNTRY SLATE IMPACT -
CONCRETE TILE
CHARCOAL BLEND FINISH
- FASCIA & GUTTERS - PPG PAINT WITH
STUCCO SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- SIDING - LAP SIDING SMOOTH
PPG1024-6 PATCHES
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1027-4 OLIVE GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- ACCENT PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1027-1 COCOON
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH
- FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1211-7 BE DARING
6-900 SPEED HIDE SEMI-GLOSS FINISH



- GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME
WHITE FINISH
- ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH
- MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH
- DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

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SPANISH - PALETTE 2

|

PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



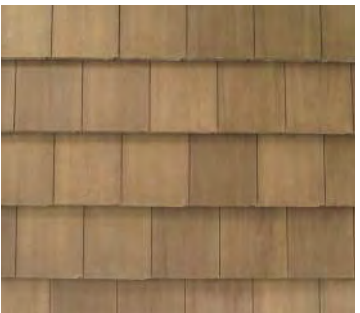
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



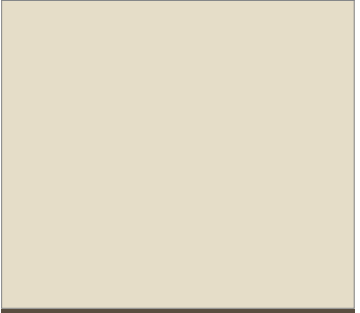
Right Elevation
Scale: Not to Scale



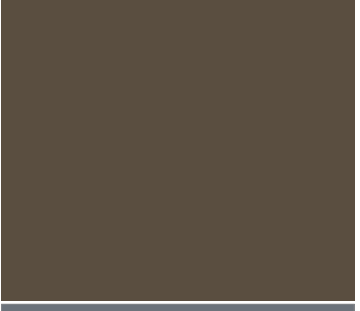
ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
WESTERN TRAIL FINISH



TILE - DALTILE
QUARTETTO
WARM PETALO
MATTE FINISH, 8" X 8" X 3/8"



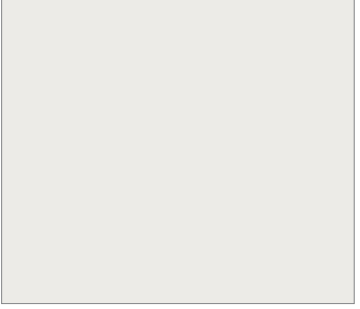
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1101-2 SUGAR COOKIE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



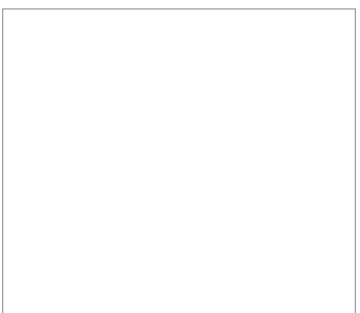
TRIM & FASCIA - PPG PAINT WITH WOOD
SUBSTRATE
PPG1023-7 AFTERNOON TEA
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG0993-6 OLD SILK
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
ARCHITECTURAL BRONZE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



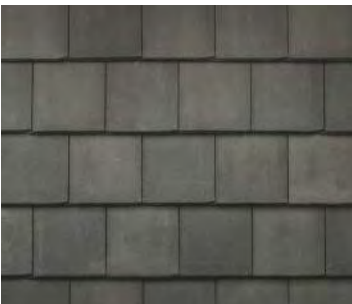
Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 2

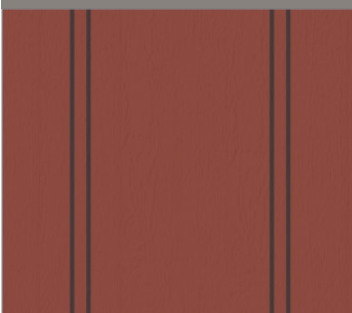
PLAN 4 TRADITIONAL



ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
BLACK CANYON FINISH



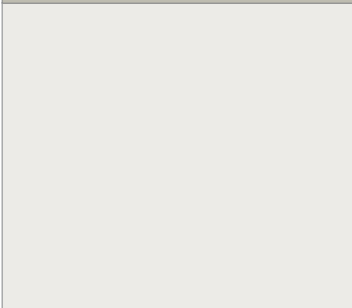
STANDING SEAM METAL ROOF
ASH GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG1065-7 CEDAR CHEST
4-22 PERMA-CRETE EXTERIOR FLAT FINISH



PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG0998-2 HIKERS PARADISE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



FRONT DOOR, GARAGE DOOR, TRIM,
COLUMNS & SHUTTERS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



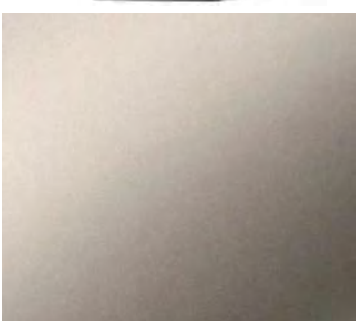
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



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MODERN PRAIRIE - PALETTE 2 |

PLAN 4 TRADITIONAL



Front Elevation
Scale: Not to Scale



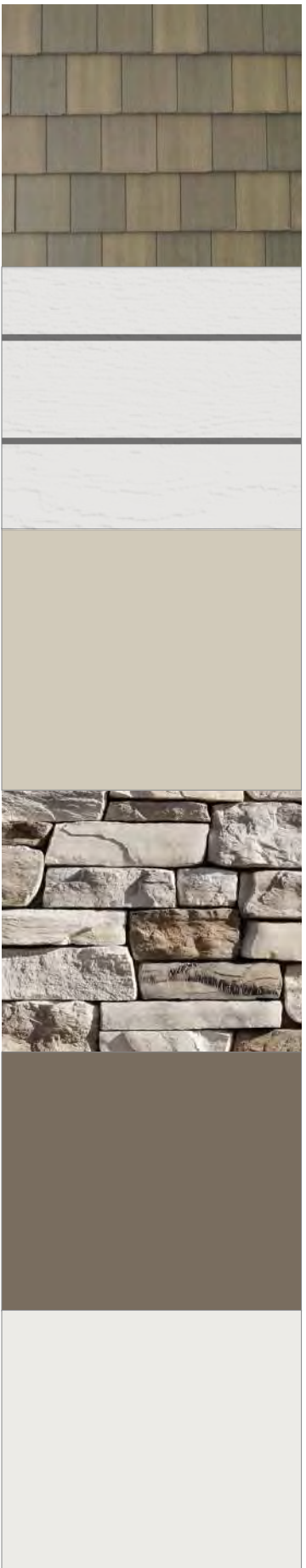
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
TETON FINISH

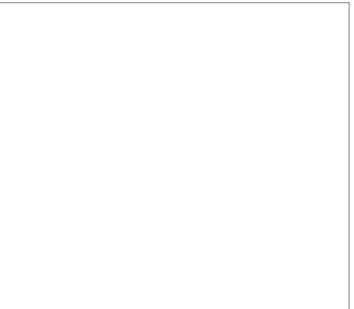
SIDING - LAP SIDING SMOOTH
PPG1001-2 ARIA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1024-4 MOTH GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
WHITEBARK FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1025-6 SLEEPING GIANT
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



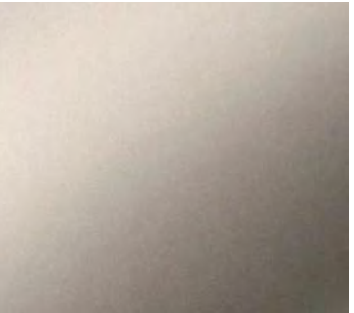
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD

SYLVAN CORNERS

CITRUS HEIGHTS, CA



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SPANISH - PALETTE 3

PLAN 4 TRADITIONAL



Front Elevation
Scale: Not to Scale



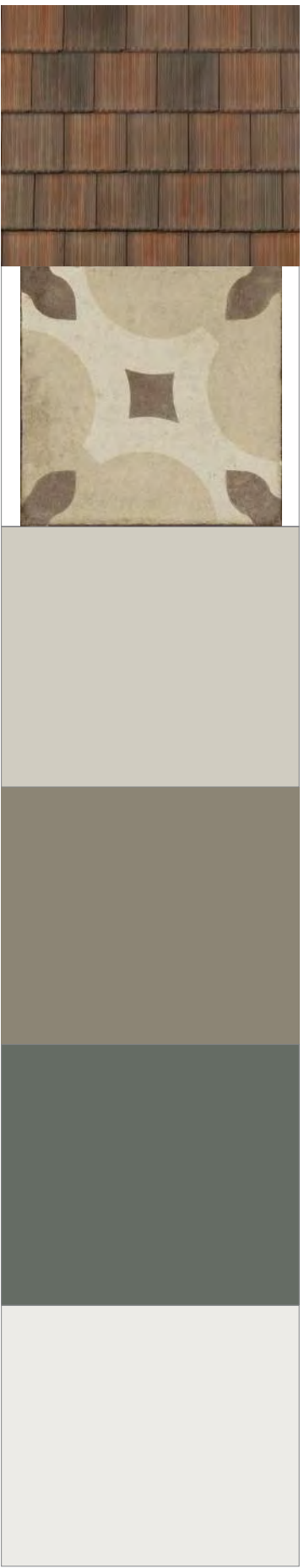
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY 900 SHAKE - CONCRETE TILE
HICKORY FINISH

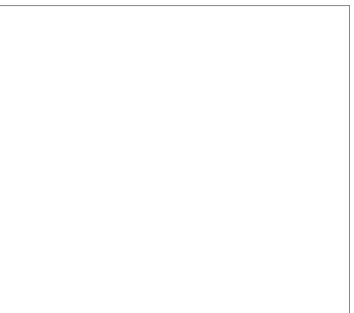
TILE - DALTILE
QUARTETTO
WARM PICCOLO FIORE
MATTE FINISH, 8" X 8" X 3/8"

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1025-3 WHISKERS
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

TRIM, CORBEL & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1025-5 DARK ASH
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG1033-6 GUNMETAL GRAY
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



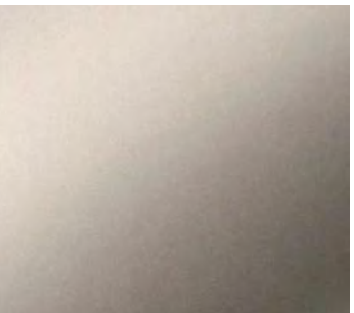
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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SYLVAN CORNERS

PROJECT INFORMATION

PROJECT NAME: SYLVAN CORNERS
LOCATION: CITRUS HEIGHTS, CA

PROJECT TYPE:
SINGLE FAMILY

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION:

PROJECT TEAM

LOCAL JURISDICTION:
CITY OF CITRUS HEIGHTS
6360F FOUNTAIN SQUARE DR.
CITRUS HEIGHTS, CA 95621
916.725.2448

APPLICANT:

WOODSIDE HOMES
111 WOODMERE RD., STE. 190
FOLSOM, CA 95630
CONTACT: MICHAEL LAFORTUNE -
michael.lafortune@woodsidehomes.com
916.790.7121

ARCHITECT:

BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: MATT HORNICEK - mhornicek@bsbdesign.com
916.941.0990

CIVIL:

BAKER WILLIAMS ENGINEERING GROUP
6020 RUTLAND DR, STE. 19
CARMICHAEL, CA 95608
CONTACT: MIKE ROBERTSON - miker@bwengineers.com
PHONE: 916.768.9312

LANDSCAPE:

CALLANDER ASSOCIATES
12150 TRIBUTARY POINT DR. STE. 140
GOLD RIVER, CA 95670
CONTACT: IQRA ANWAR - ianwar@cavalleyoffice.com
PHONE: 916.985.4366

SHEET INDEX

COVER SHEET:
A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO

RENDERINGS:

A1.0 CONCEPTUAL 3D RENDERING

ALLEY PRODUCT:

A1.1 PLAN 1 - FLOOR PLANS
A1.2A COLORED ELEVATIONS - FARMHOUSE
A1.2B COLORED ELEVATIONS - COTTAGE
A1.2C COLORED ELEVATIONS - PRAIRIE
A1.3 ROOF PLANS
A2.1 PLAN 2 - FLOOR PLANS
A2.2A COLORED ELEVATIONS - SPANISH
A2.2B COLORED ELEVATIONS - FARMHOUSE
A2.2C COLORED ELEVATIONS - COTTAGE
A2.3 ROOF PLANS

TRADITIONAL PRODUCT:

A3.1 PLAN 1 - FLOOR PLANS
A3.2A COLORED ELEVATIONS - FARMHOUSE
A3.2B COLORED ELEVATIONS - COTTAGE
A3.2C COLORED ELEVATIONS - PRAIRIE
A3.3 ROOF PLANS
A4.1 PLAN 2 - FLOOR PLANS
A4.2A COLORED ELEVATIONS - FARMHOUSE
A4.2B COLORED ELEVATIONS - COTTAGE
A4.2C COLORED ELEVATIONS - PRAIRIE
A4.3 ROOF PLANS

A5.1 PLAN 3 - FLOOR PLANS
A5.2A COLORED ELEVATIONS - SPANISH
A5.2B COLORED ELEVATIONS - FARMHOUSE
A5.2C COLORED ELEVATIONS - PRAIRIE
A5.3 ROOF PLANS
A6.1 PLAN 4 - FLOOR PLANS
A6.2A COLORED ELEVATIONS - SPANISH
A6.2B COLORED ELEVATIONS - FARMHOUSE
A6.2C COLORED ELEVATIONS - PRAIRIE
A6.3 ROOF PLANS

COLOR AND MATERIAL:

A7.1A PLAN 1 ALLEY - COTTAGE
A7.1B PLAN 1 ALLEY - FARMHOUSE
A7.1C PLAN 1 ALLEY - PRAIRIE
A7.2A PLAN 2 ALLEY - COTTAGE
A7.2B PLAN 2 ALLEY - FARMHOUSE
A7.2C PLAN 2 ALLEY - SPANISH
A7.3A PLAN 1 TRADITIONAL - COTTAGE
A7.3B PLAN 1 TRADITIONAL - FARMHOUSE
A7.3C PLAN 1 TRADITIONAL - PRAIRIE
A7.4A PLAN 2 TRADITIONAL - COTTAGE
A7.4B PLAN 2 TRADITIONAL - FARMHOUSE
A7.4C PLAN 2 TRADITIONAL - PRAIRIE
A7.5A PLAN 3 TRADITIONAL - FARMHOUSE
A7.5B PLAN 3 TRADITIONAL - PRAIRIE
A7.5C PLAN 3 TRADITIONAL - SPANISH
A7.6A PLAN 4 TRADITIONAL - FARMHOUSE
A7.6B PLAN 4 TRADITIONAL - PRAIRIE
A7.6C PLAN 4 TRADITIONAL - SPANISH

CIVIL:

1 SITE PLAN
2 TENTATIVE MAP
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY UTILITY PLAN
5 ILLUSTRATIVE PLAN
6 TREE EXHIBIT
7 PARKING PLAN
8 PHOTO EXHIBIT

LANDSCAPE:

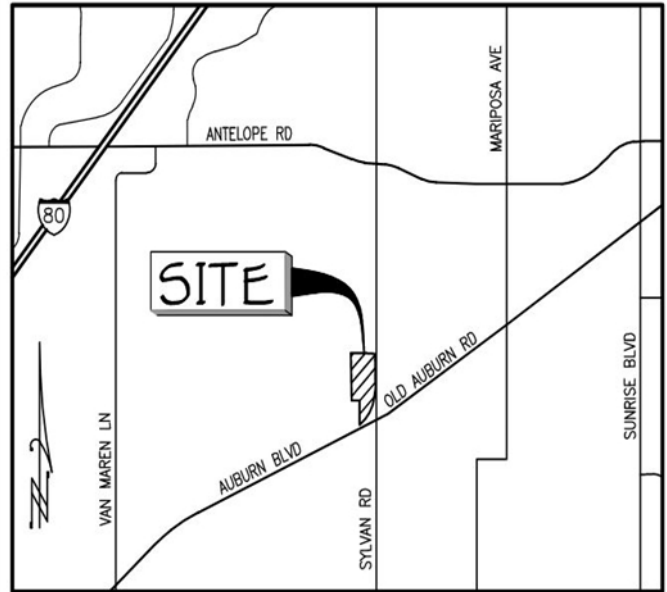
1 CONCEPT LANDSCAPE PLAN
2 FENCE PLAN
3 TREE REMOVAL PLAN
4 INSPIRATION IMAGES
5 MONUMENTS
6 OPEN SPACE (MAIN ENTRY)
7 DETENTION POND & PASEO
8 OPEN SPACE
9 HOUSING TYPICALS: PLANTING CONCEPT
10 PLANT LIST
11 SHRUBS/ GROUNDCOVERS



CONTEXTUAL MAP



NORTH



VICINITY MAP

NO SCALE



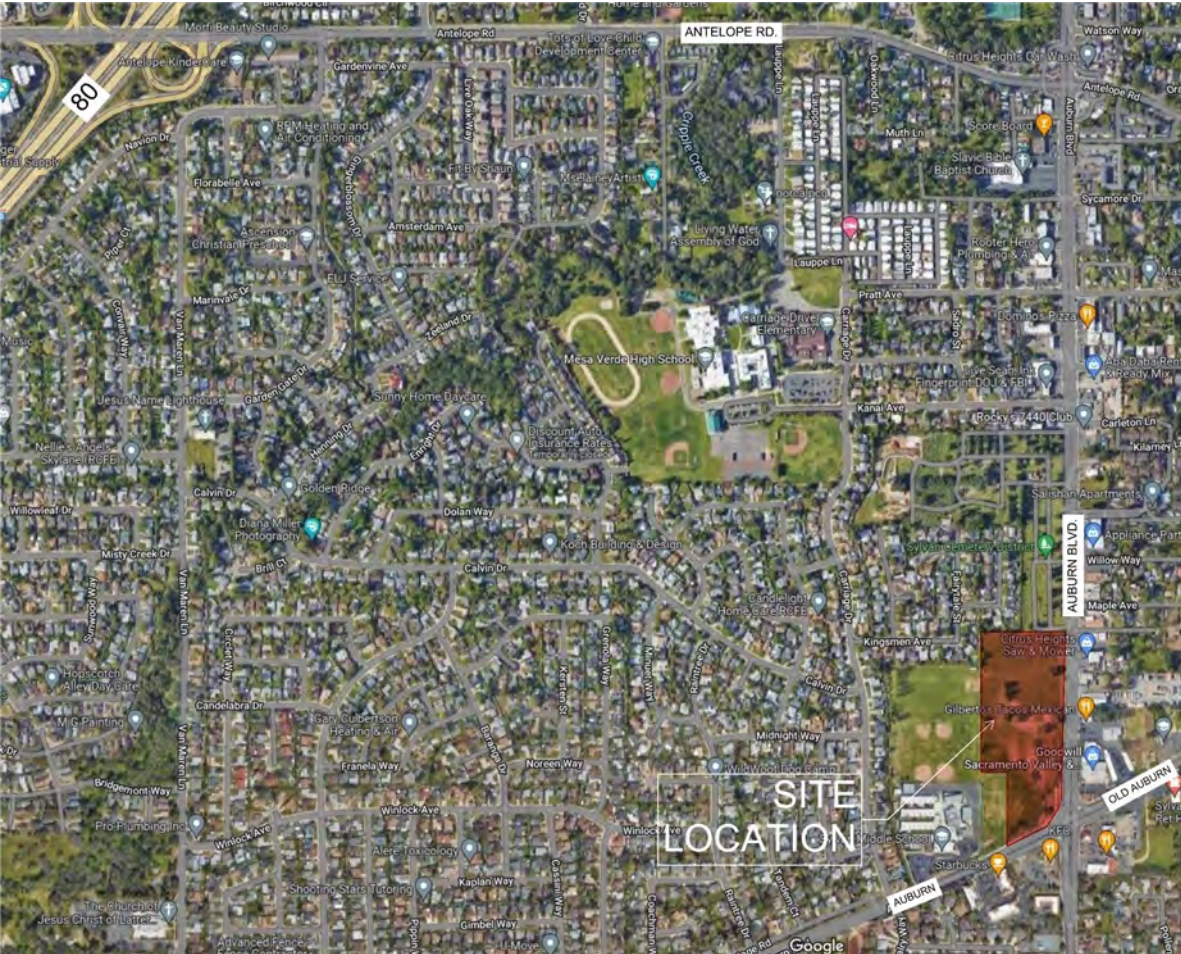
(A) AUBURN BOULEVARD STREETSCAPE



(B) TYPICAL TRADITIONAL STREETSCAPE



(B) TYPICAL TRADITIONAL STREETSCAPE



PROXIMITY MAP



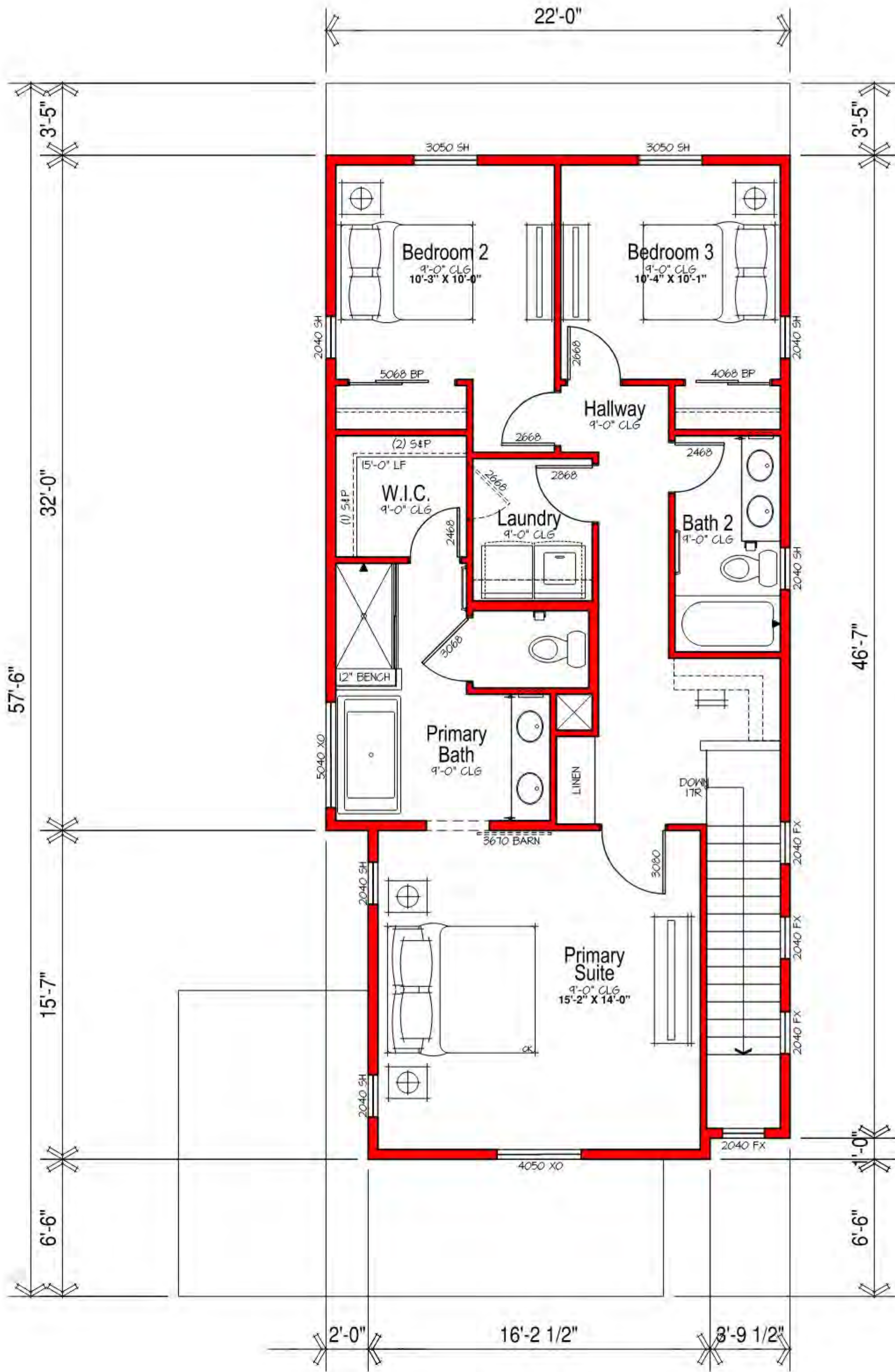
NORTH



Alley Streetscape

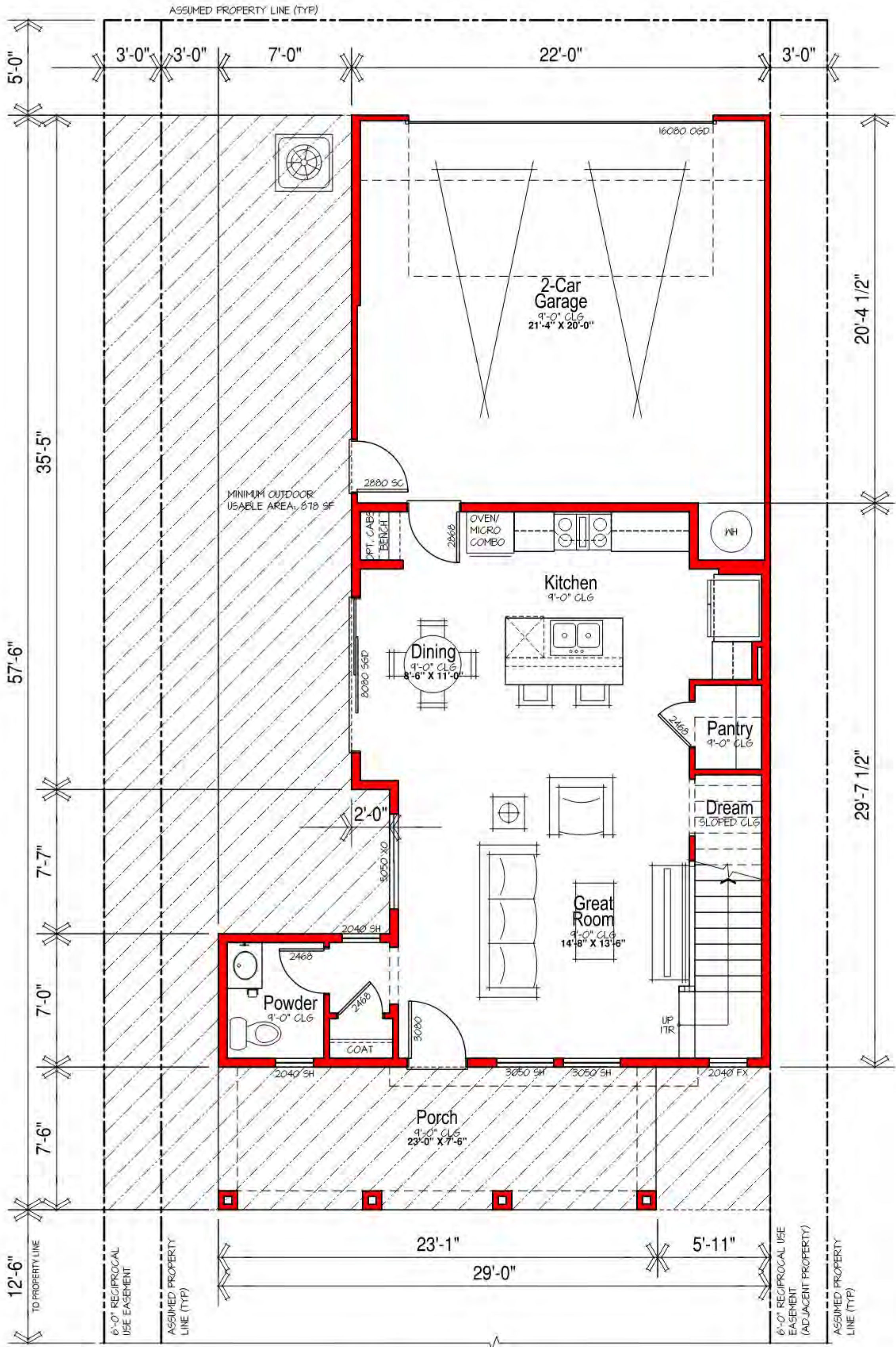


Traditional Streetscape



Upper Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

LOT COVERAGE:
1,301 SF / 2,625 SF LOT = 49.74%

MINIMUM USABLE OUTDOOR AREA:
878 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	678	0	0	0
UPPER FLOOR LIVING	935	0	0	0
TOTAL LIVING	1613	0	0	0
GARAGE	460	0	0	0
PORCH	173	0	0	0
PLAN OPTIONS				
CFT. ---	+0	+0	+0	+0

SYLVAN CORNERS
Citrus Heights, CA



RIGHT



REAR



LEFT



FRONT



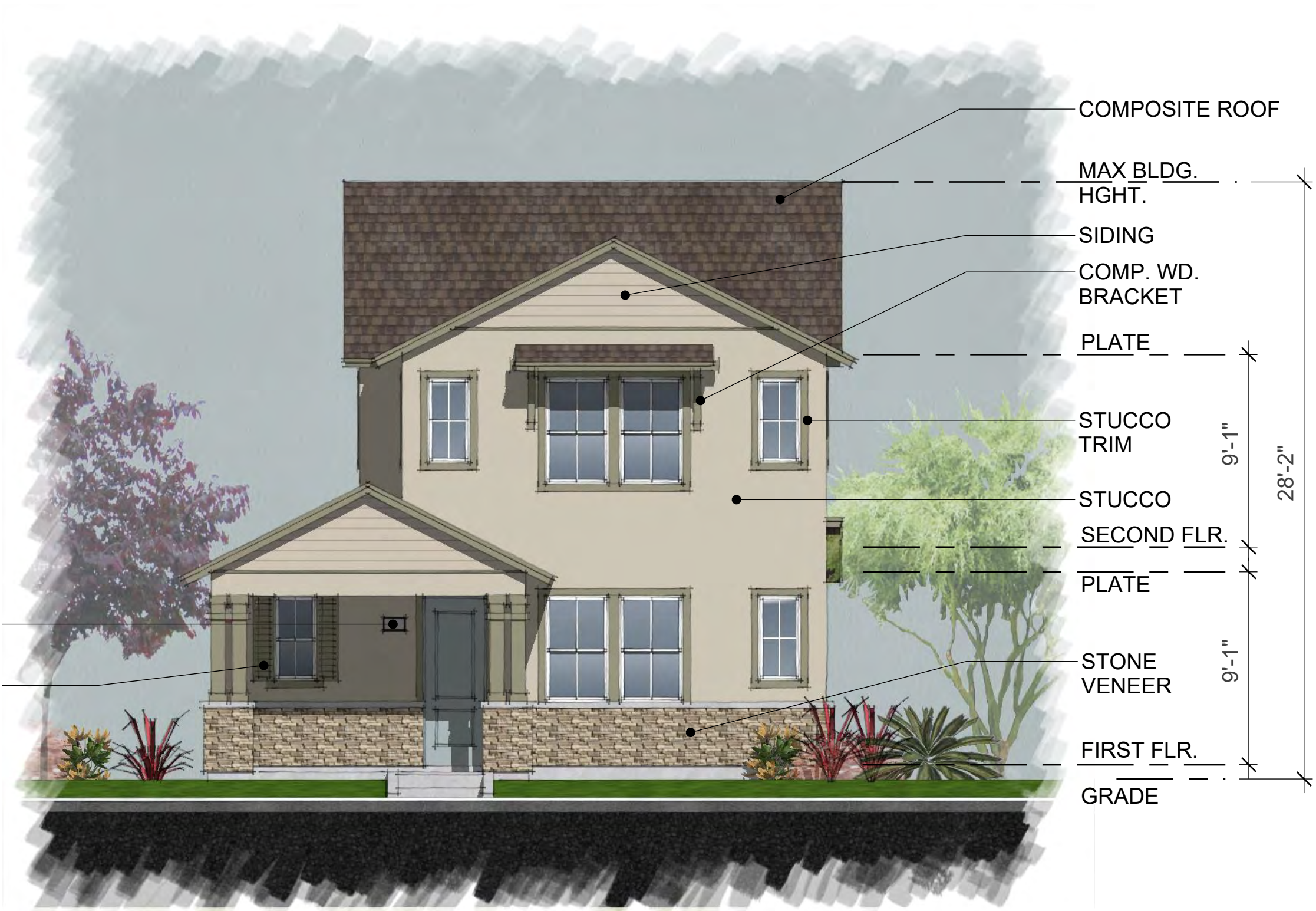
RIGHT



REAR



LEFT



FRONT



STUCCO
CONTROL
JOINT

RIGHT



COACH
LIGHT

REAR



LEFT



COMPOSITE
ROOF

MAX BLDG.
HGT.

PLATE

SIDING

STONE
VENEER

SECOND FLR.

PLATE

SQ. METAL
RAILING

FIRST FLR.

GRADE

9'-1"

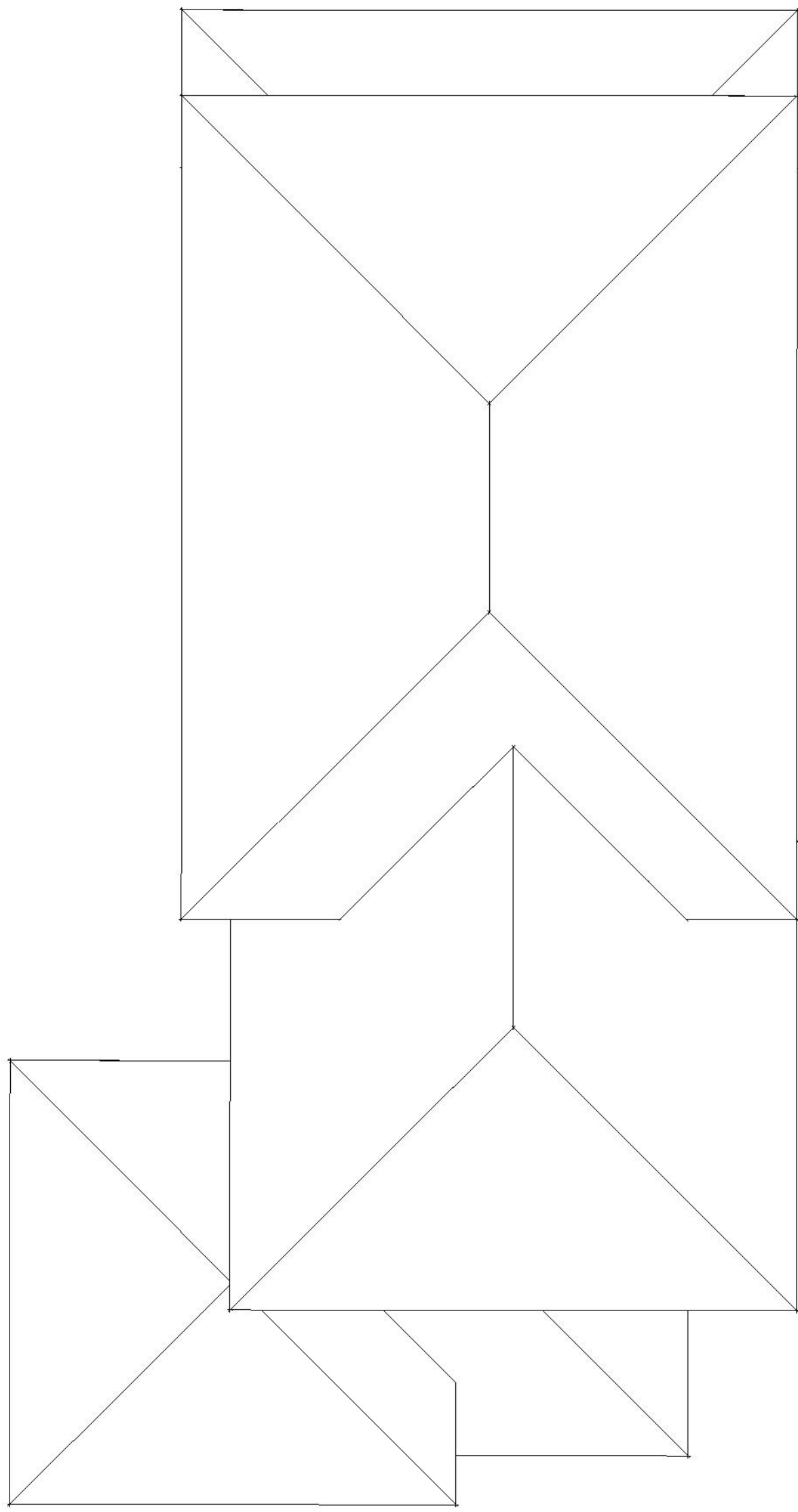
25'-8"

9'-1"

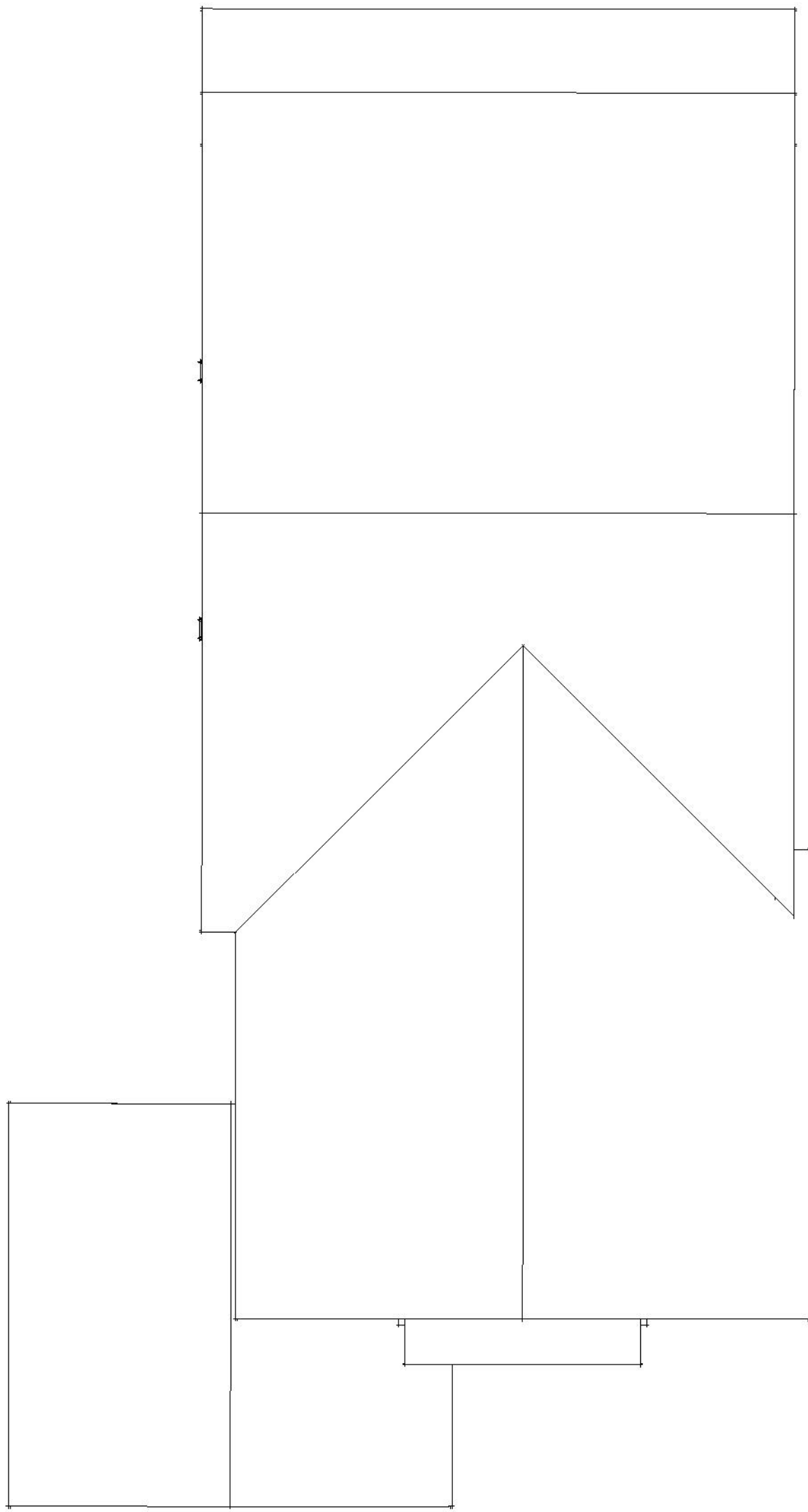
ADDRESS
LIGHT

STUCCO

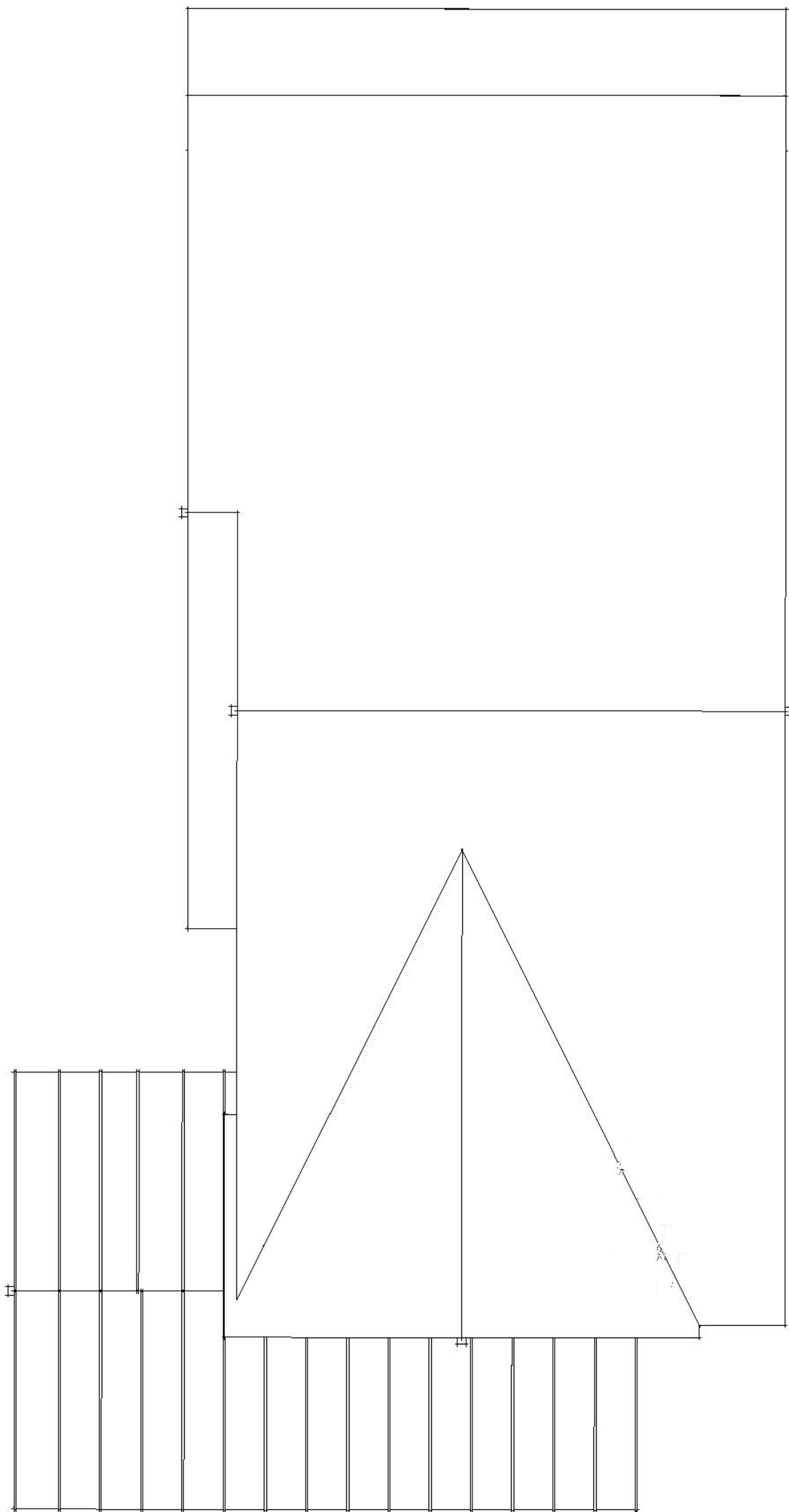
FRONT



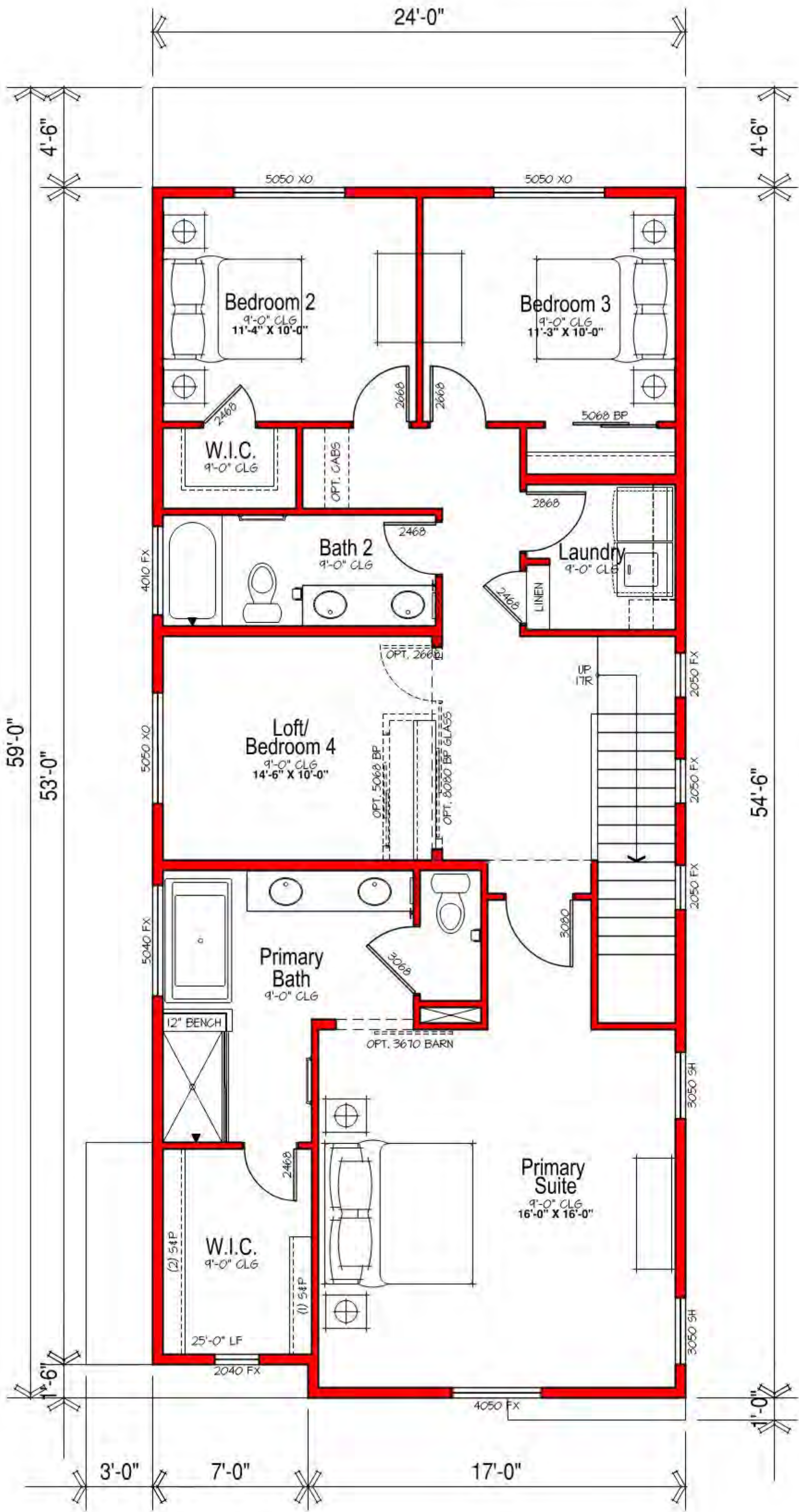
PRAIRIE



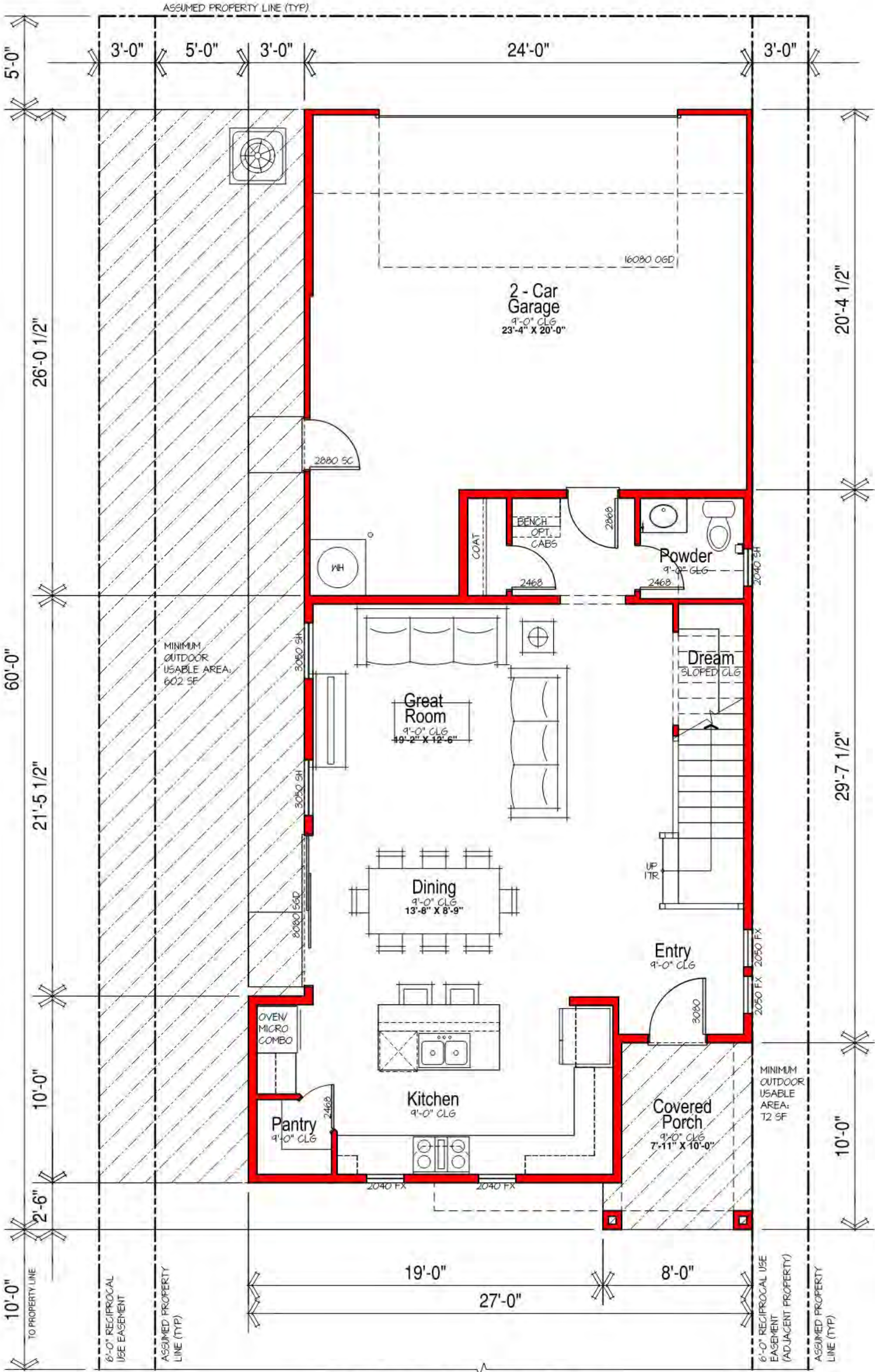
COTTAGE



FARMHOUSE



Upper Floor Plan



Main Floor Plan

LOT COVERAGE:
1,443 SF / 2,625 SF LOT = 54.97%

MINIMUM USABLE OUTDOOR AREA:
674 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	822	0	0	0
UPPER FLOOR LIVING	1229	0	0	0
TOTAL LIVING	2051	0	0	0
GARAGE	544	0	0	0
PORCH	72	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0



RIGHT



COACH LIGHT

REAR



LEFT



FRONT



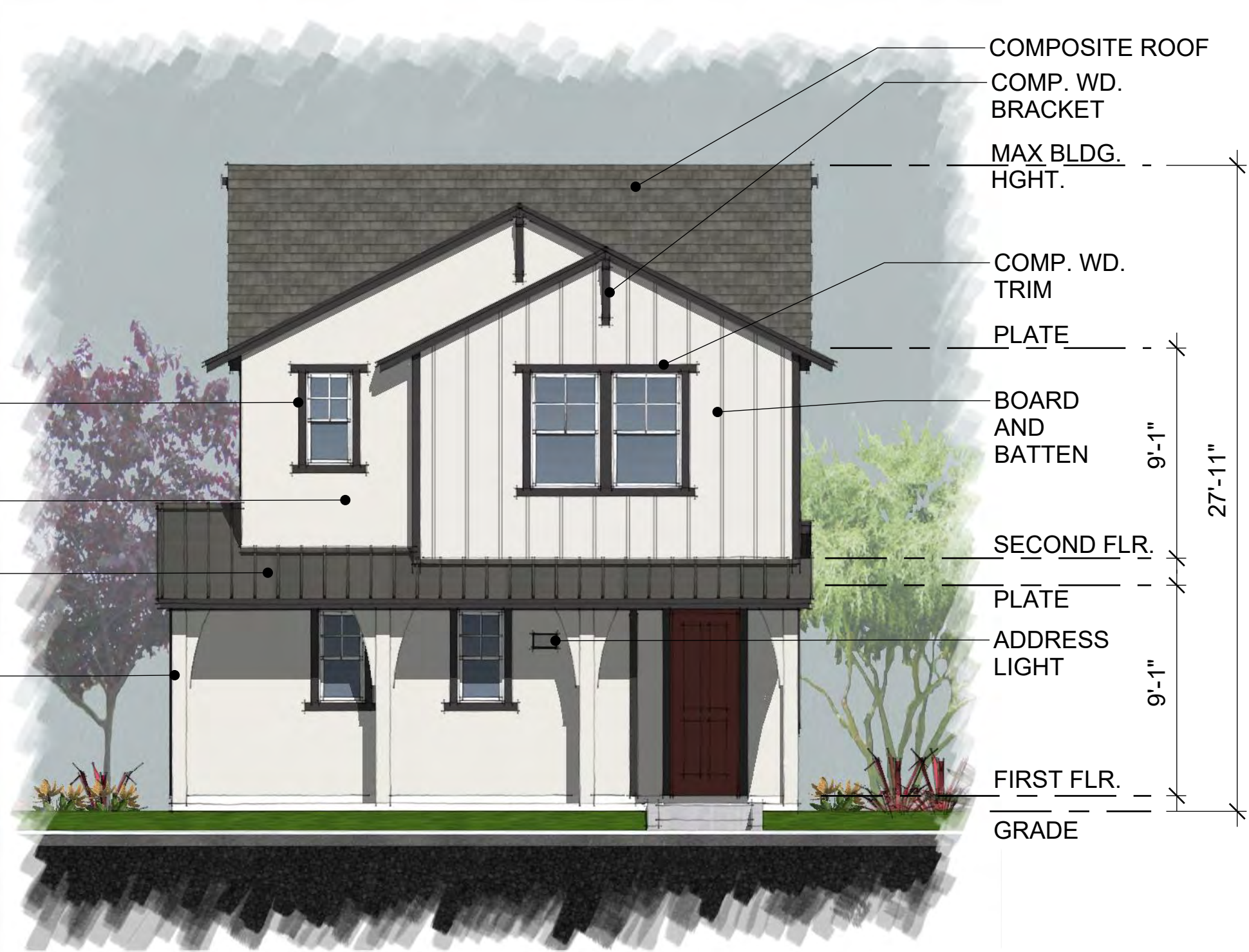
RIGHT



REAR



LEFT



FRONT



RIGHT



COACH LIGHT

REAR



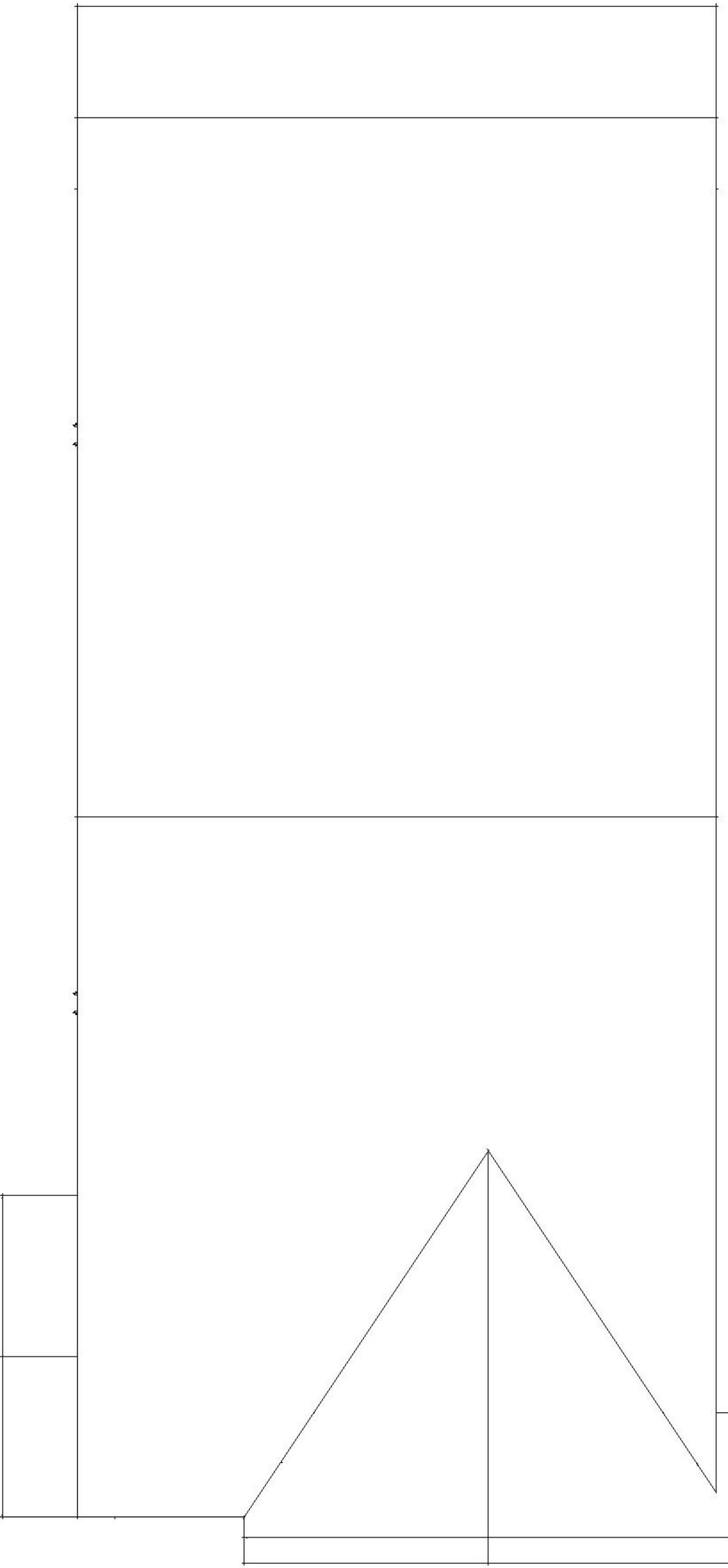
LEFT



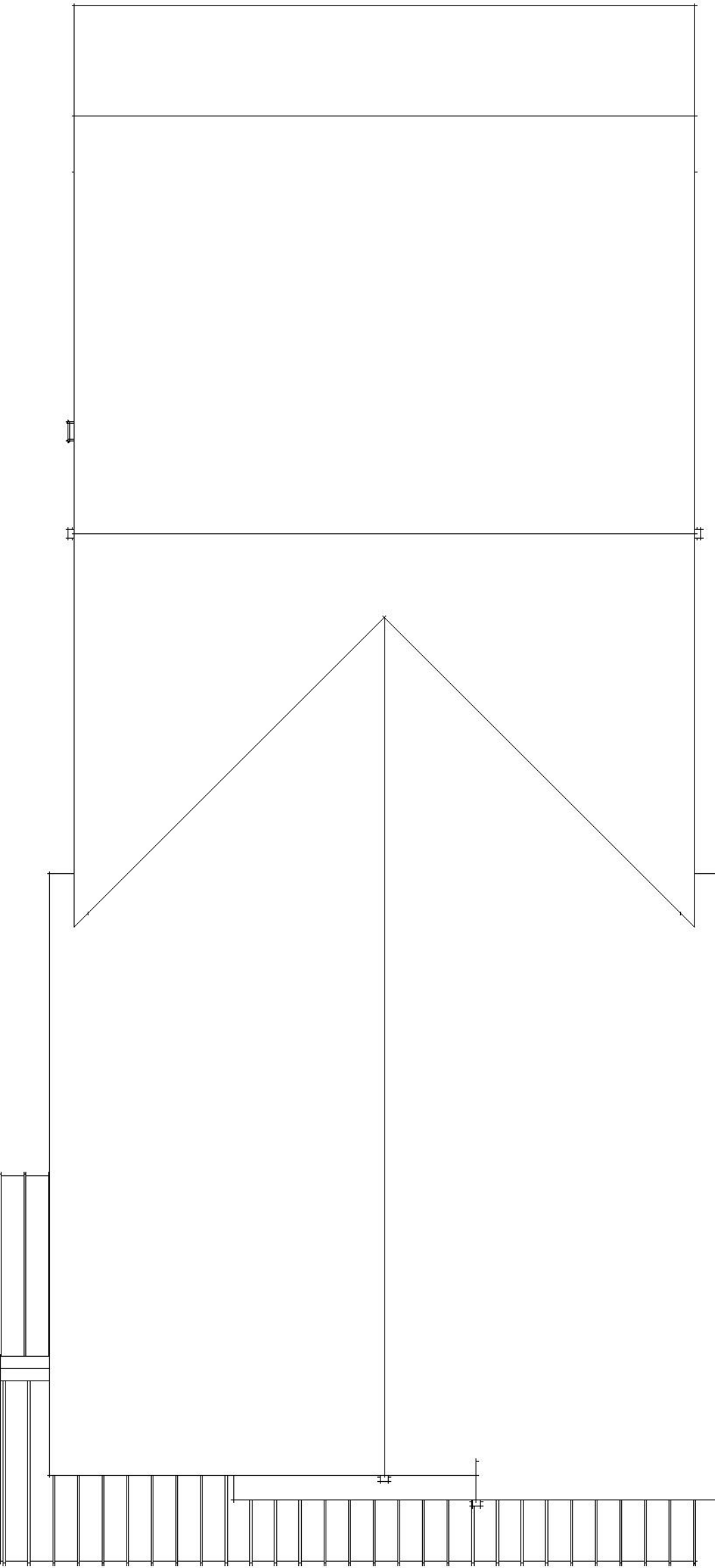
- MAX BLDG. HGT.
- COMPOSITE ROOF
- BOARD AND BATTEN
- PLATE
- STUCCO
- STUCCO TRIM
- SECOND FLR.
- PLATE
- ADDRESS LIGHT
- COMP. WD. COLUMNS
- FIRST FLR.
- GRADE

STONE VENEER

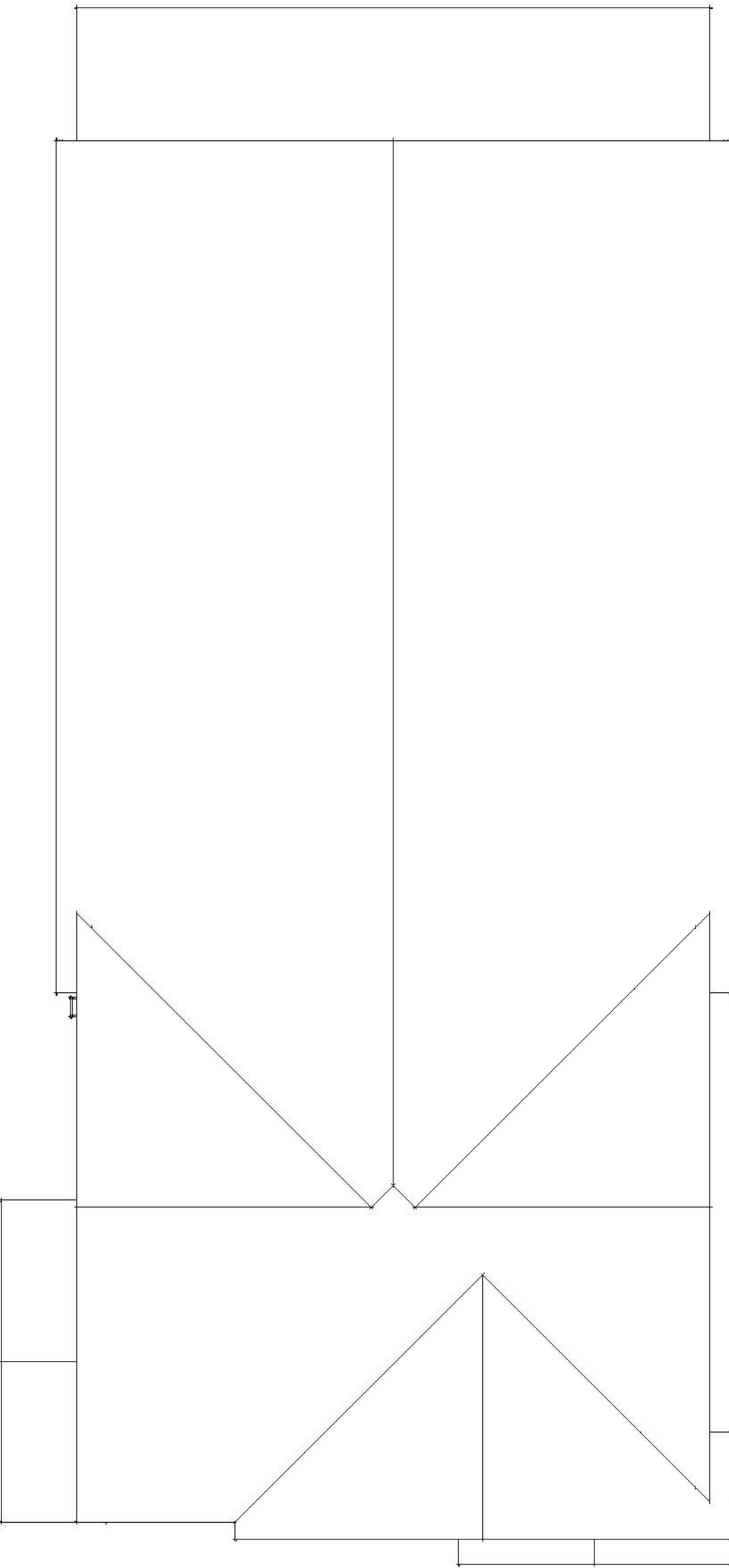
FRONT



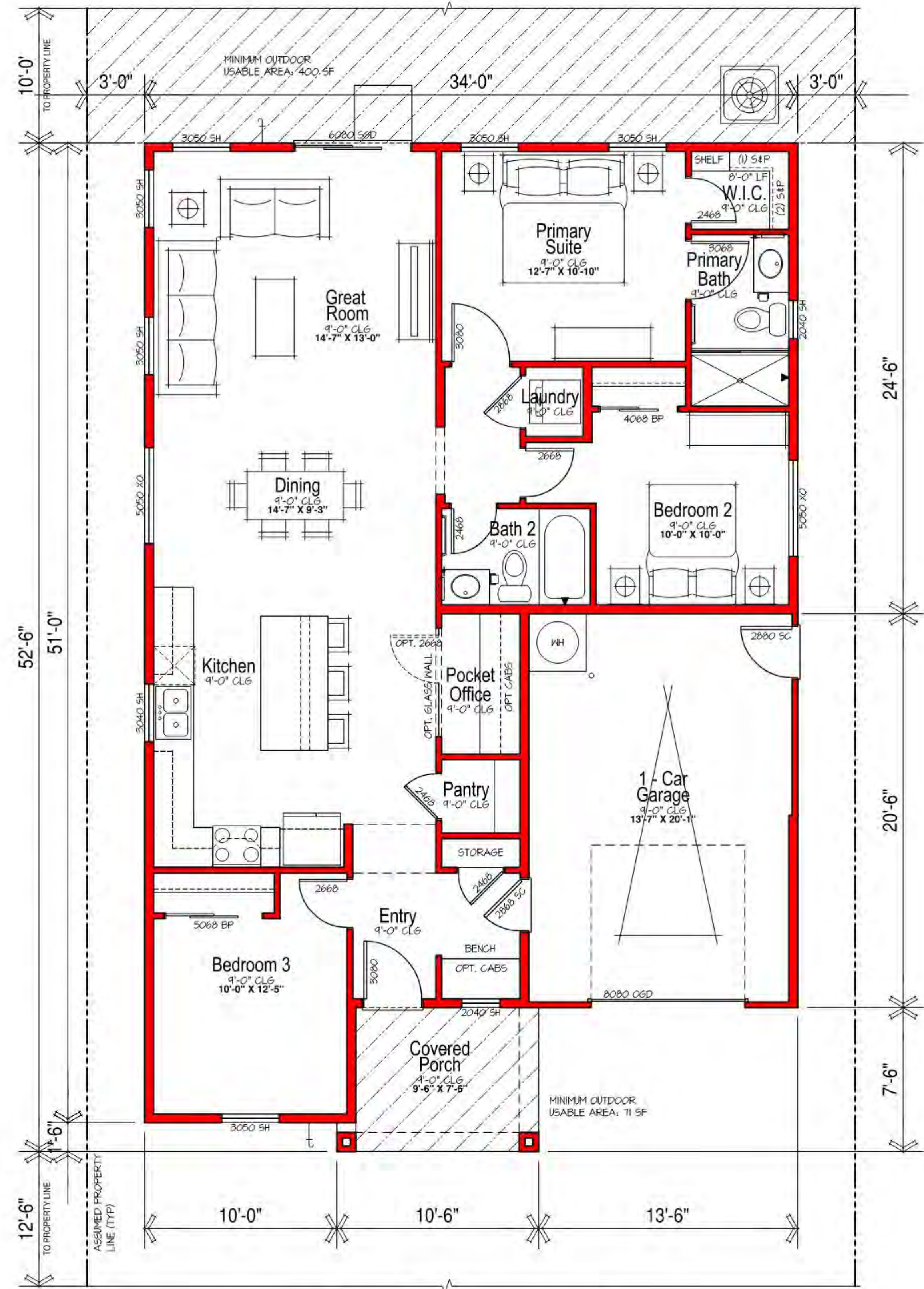
COTTAGE



FARMHOUSE



SPANISH



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

LOT COVERAGE:
1,669 SF / 3,000 SF LOT = 55.63%

MINIMUM USABLE OUTDOOR AREA:
471 SF

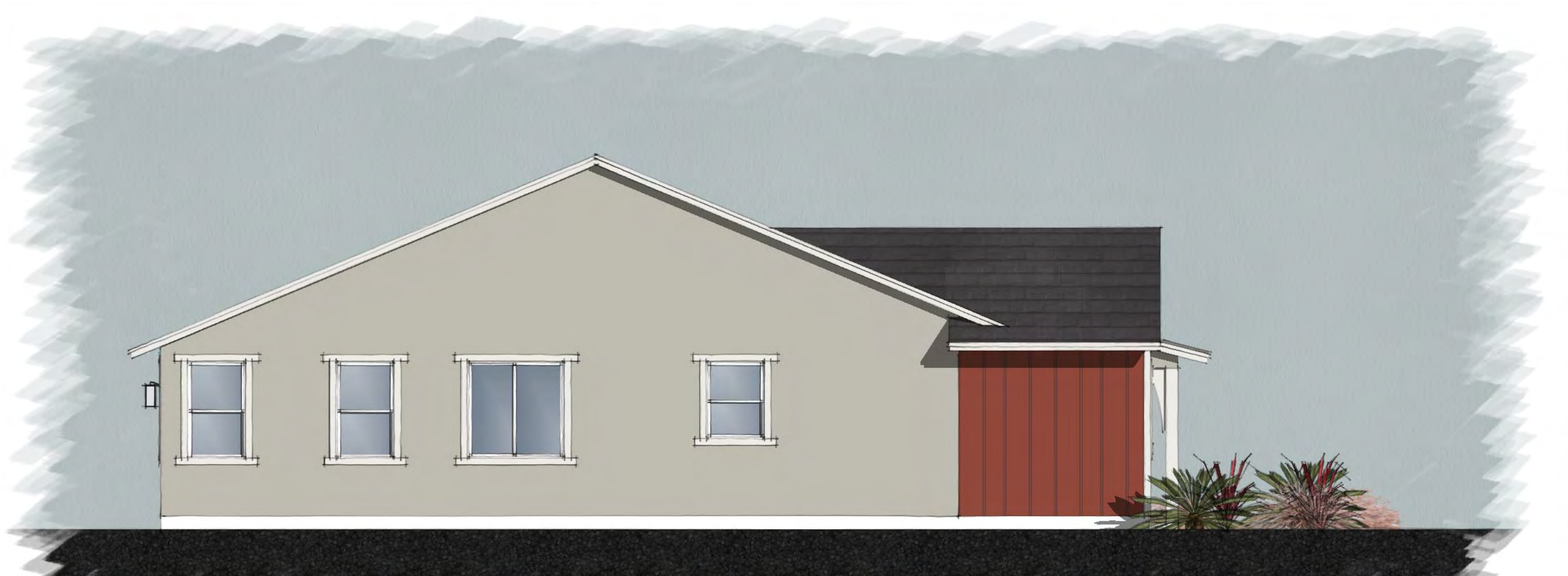
SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1,309	0	0	0
TOTAL LIVING	1,309	0	0	0
GARAGE	287	0	0	0
PORCH	73	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0



RIGHT



REAR



LEFT



FRONT



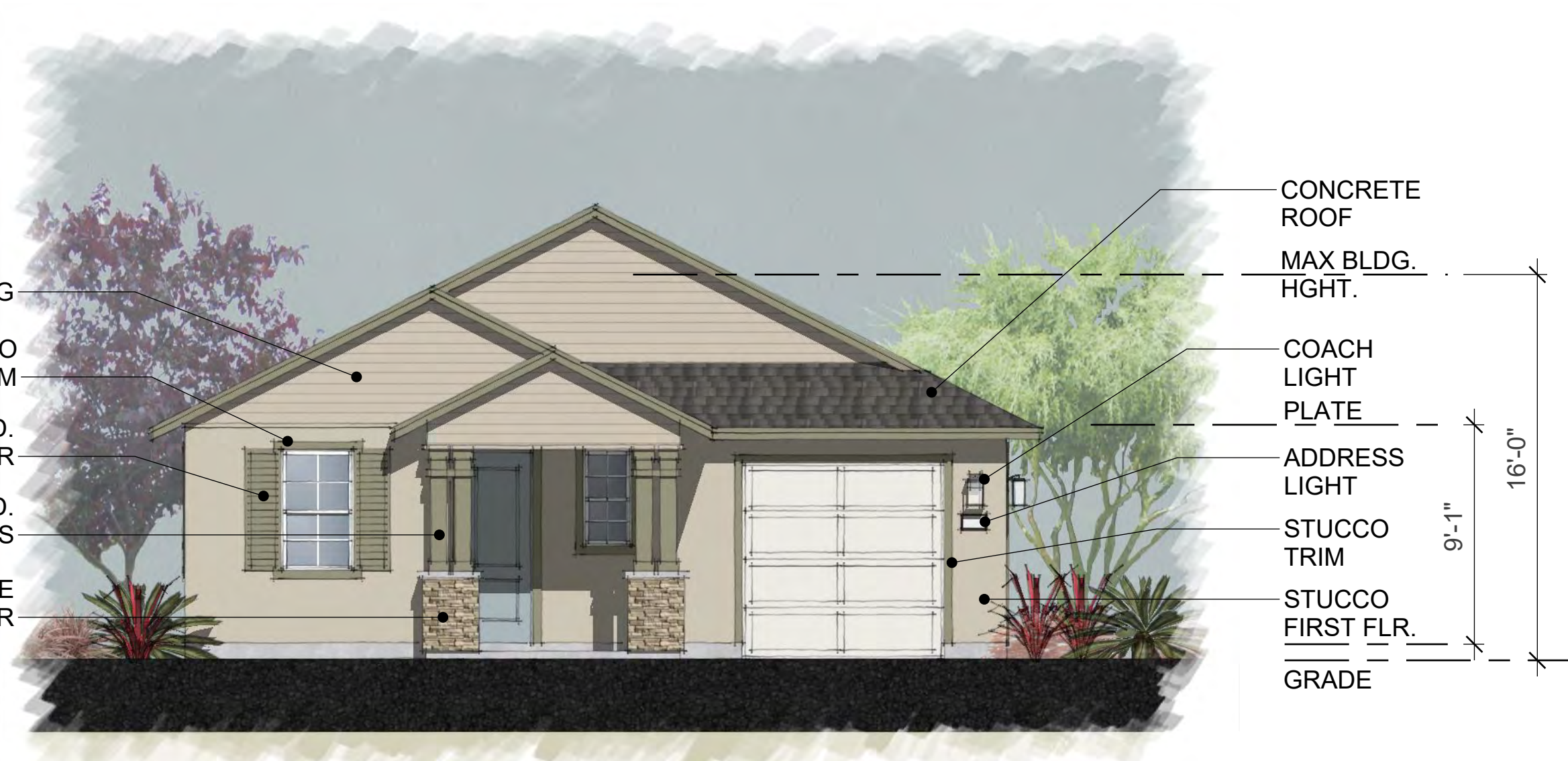
RIGHT



REAR



LEFT



FRONT



RIGHT



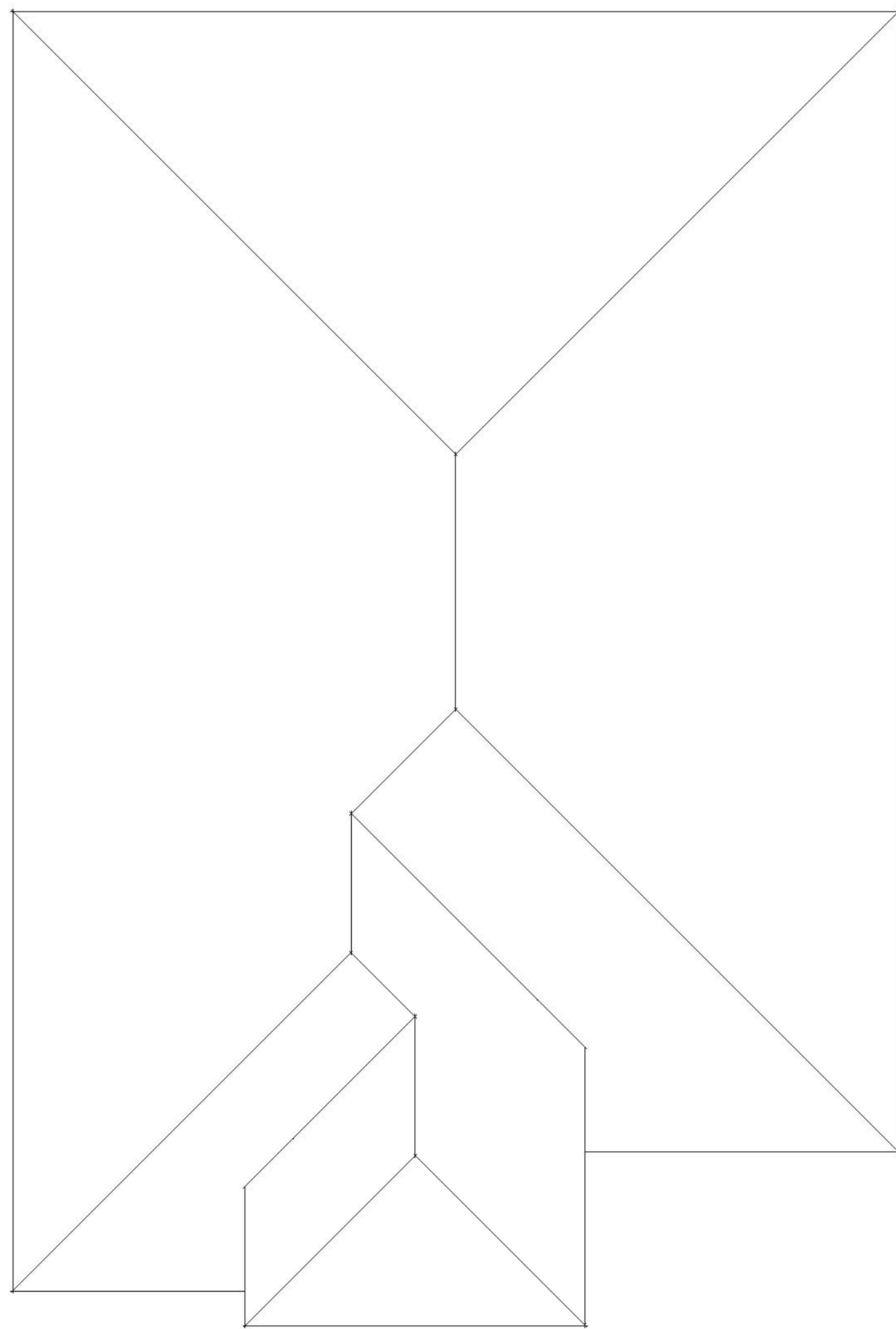
REAR



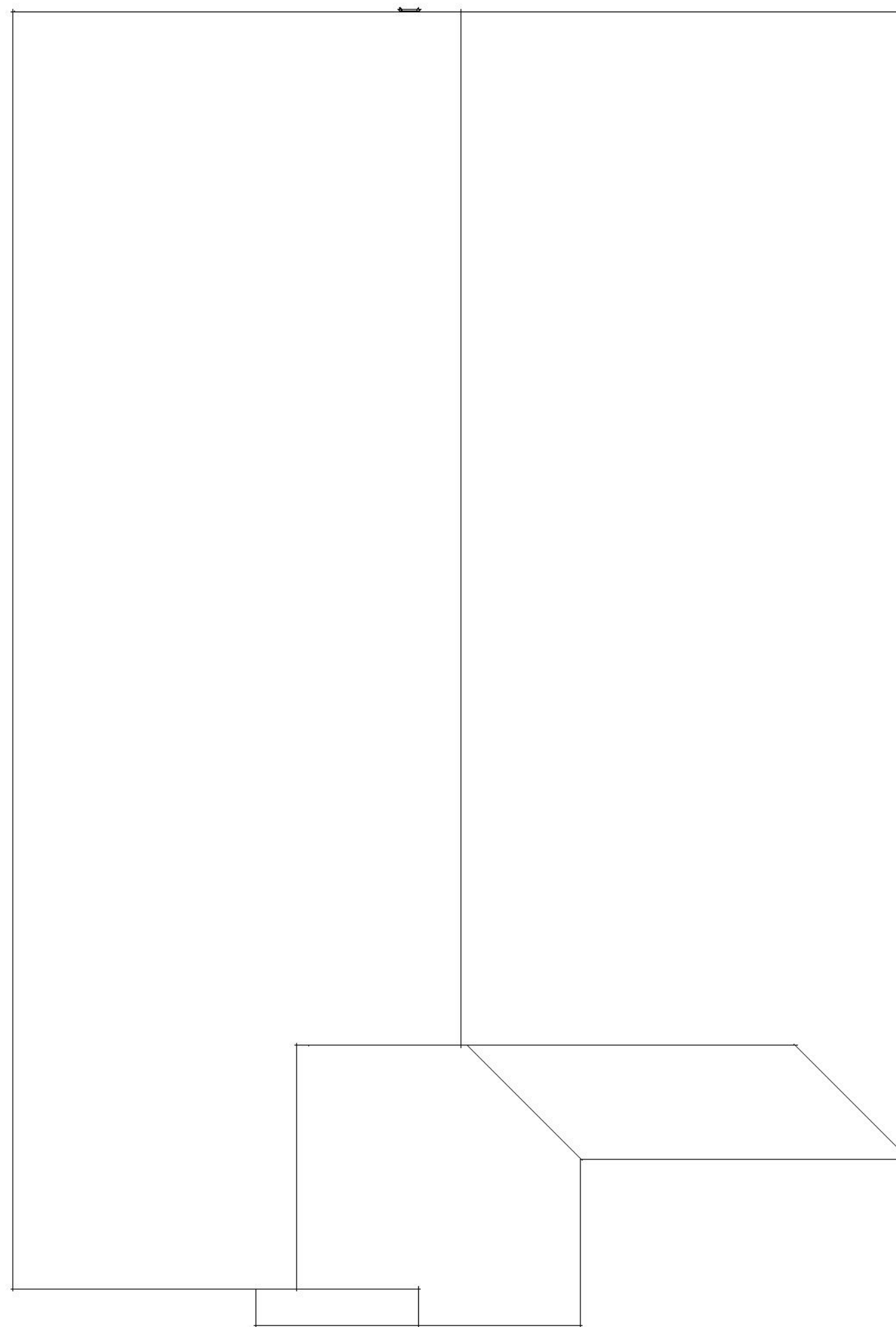
LEFT



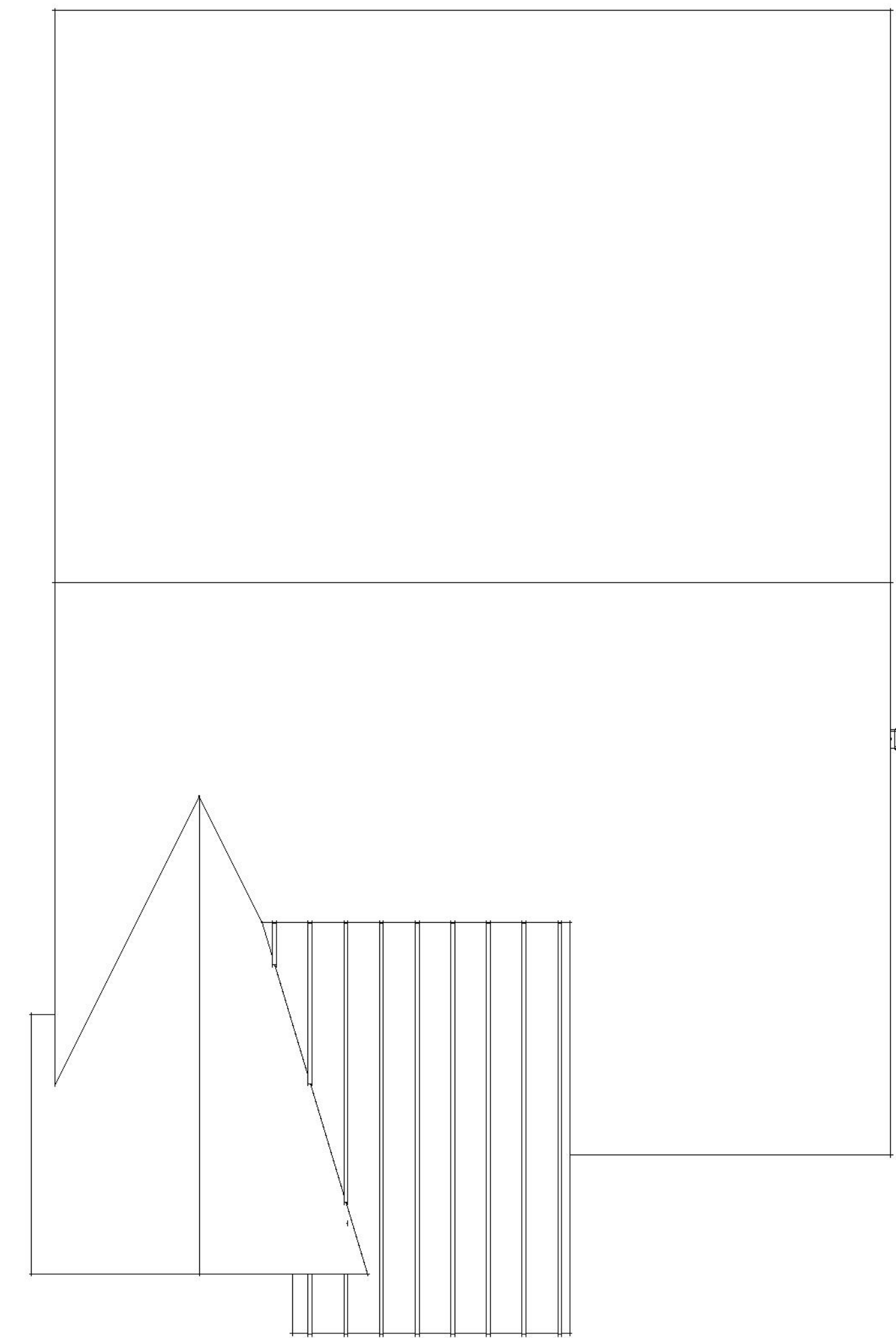
FRONT



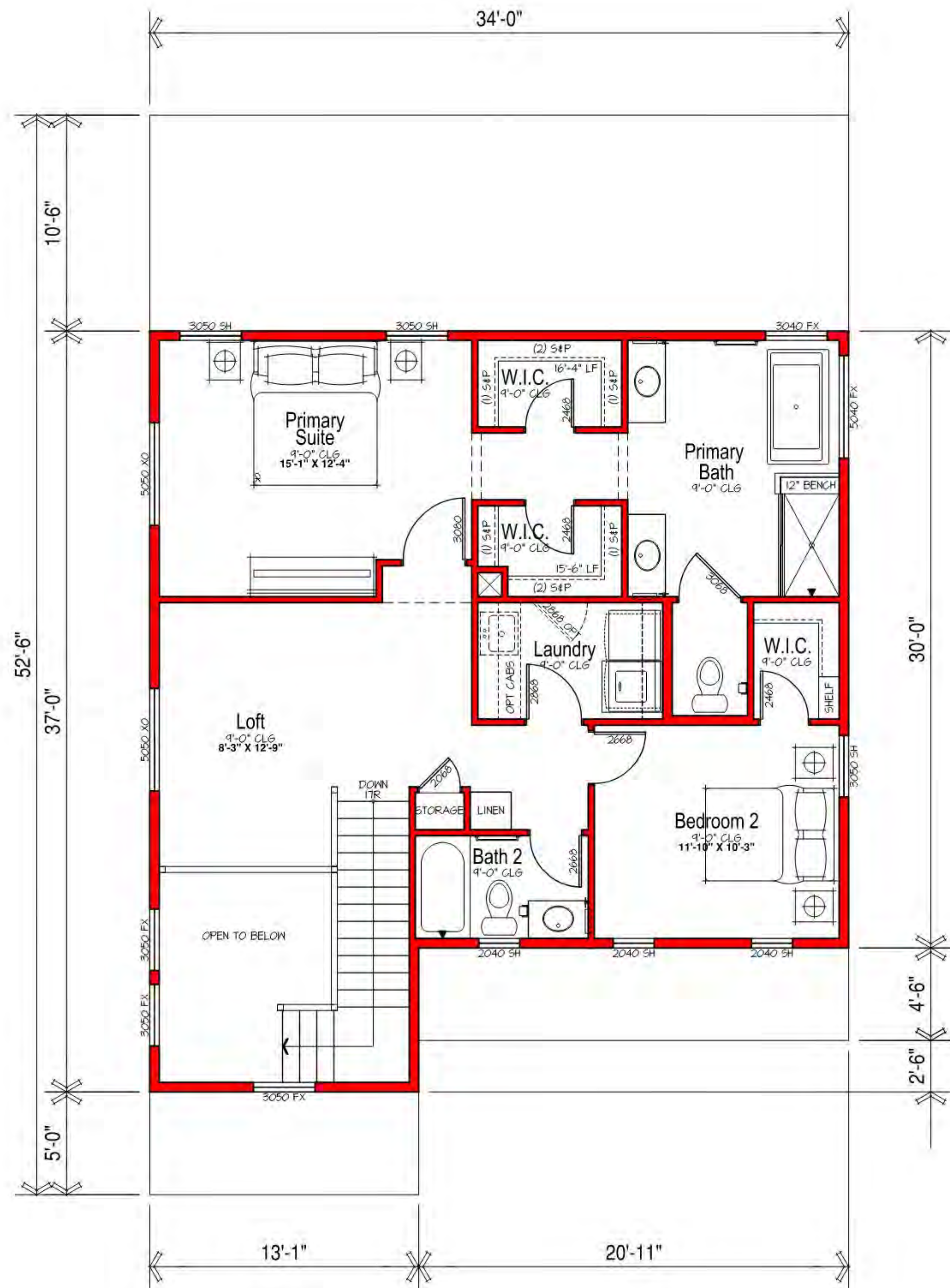
PRAIRIE



COTTAGE

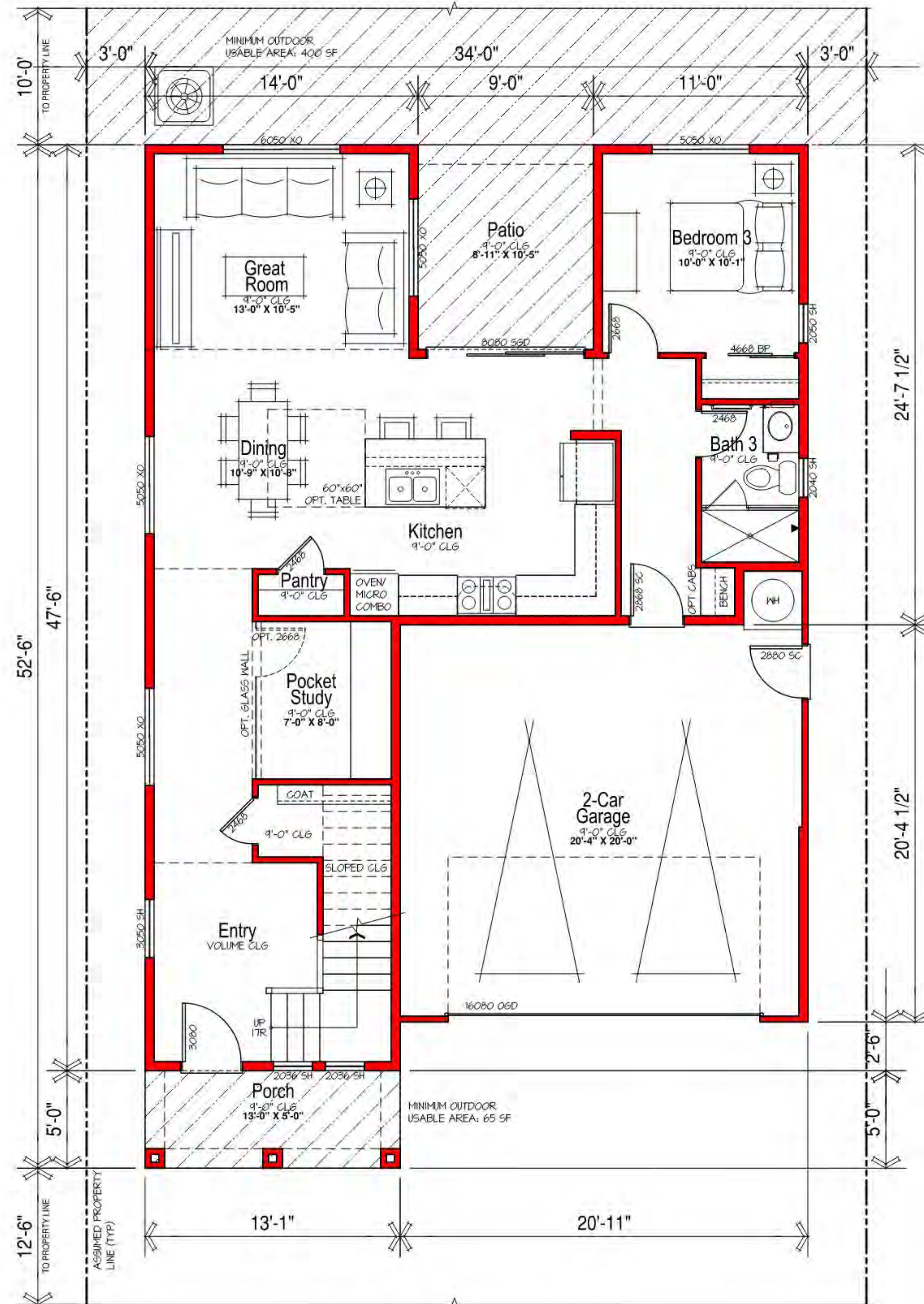


FARMHOUSE



Upper Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

LOT COVERAGE:
1621 SF / 3,000 SF LOT = 54.23%
MINIMUM USABLE OUTDOOR AREA:
554 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1033	0	0	0
UPPER FLOOR LIVING	962	0	0	0
TOTAL LIVING	1995	0	0	0
GARAGE	436	0	0	0
PORCH	65	0	0	0
PATIO	93	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0



RIGHT



REAR



LEFT



FRONT



FARMHOUSE
PLAN 2 - TRADITIONAL ELEVATIONS
Scale: 3/16 = 1'-0"

SYLVAN CORNERS
CITRUS HEIGHTS, CA



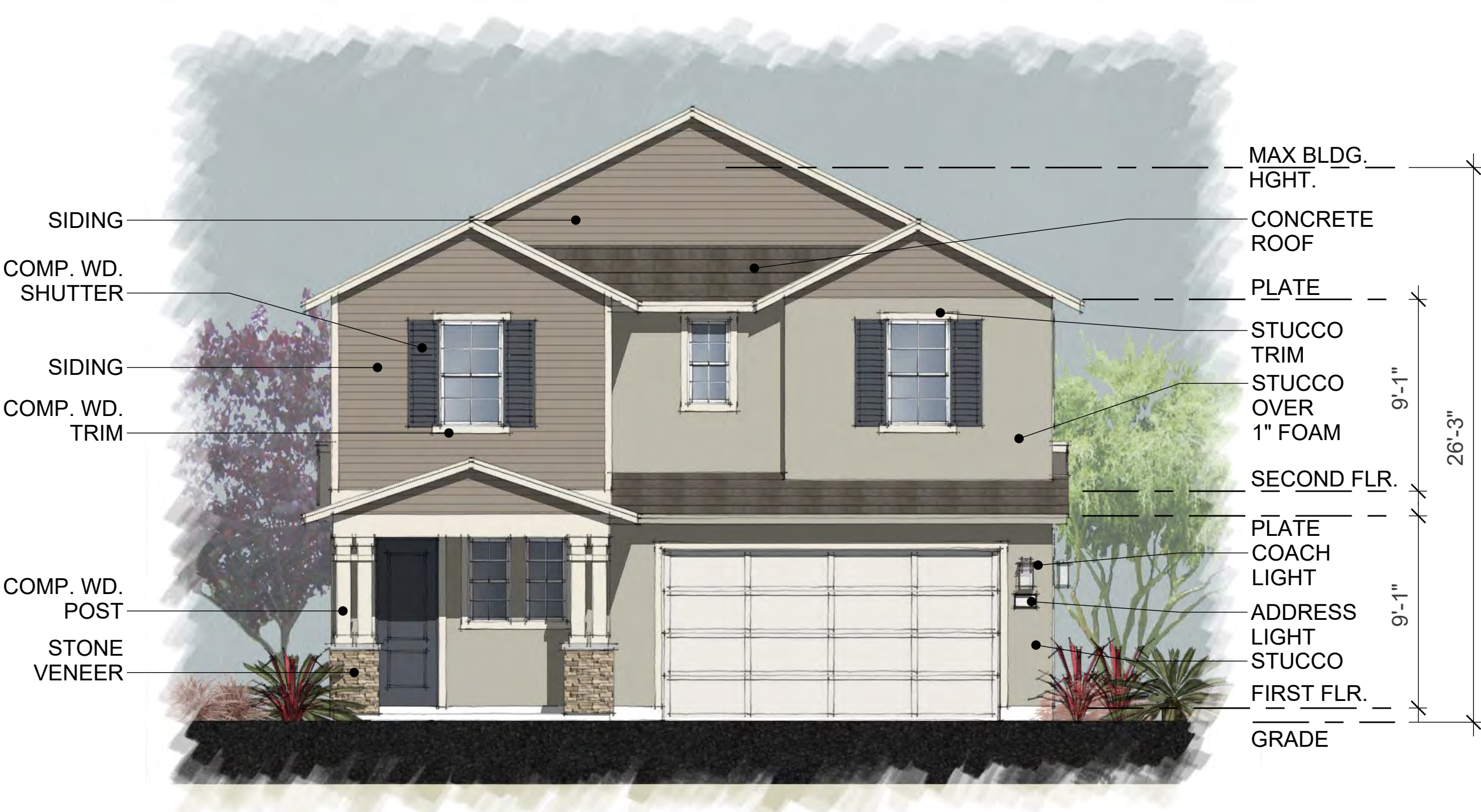
RIGHT



REAR



LEFT



FRONT



RIGHT



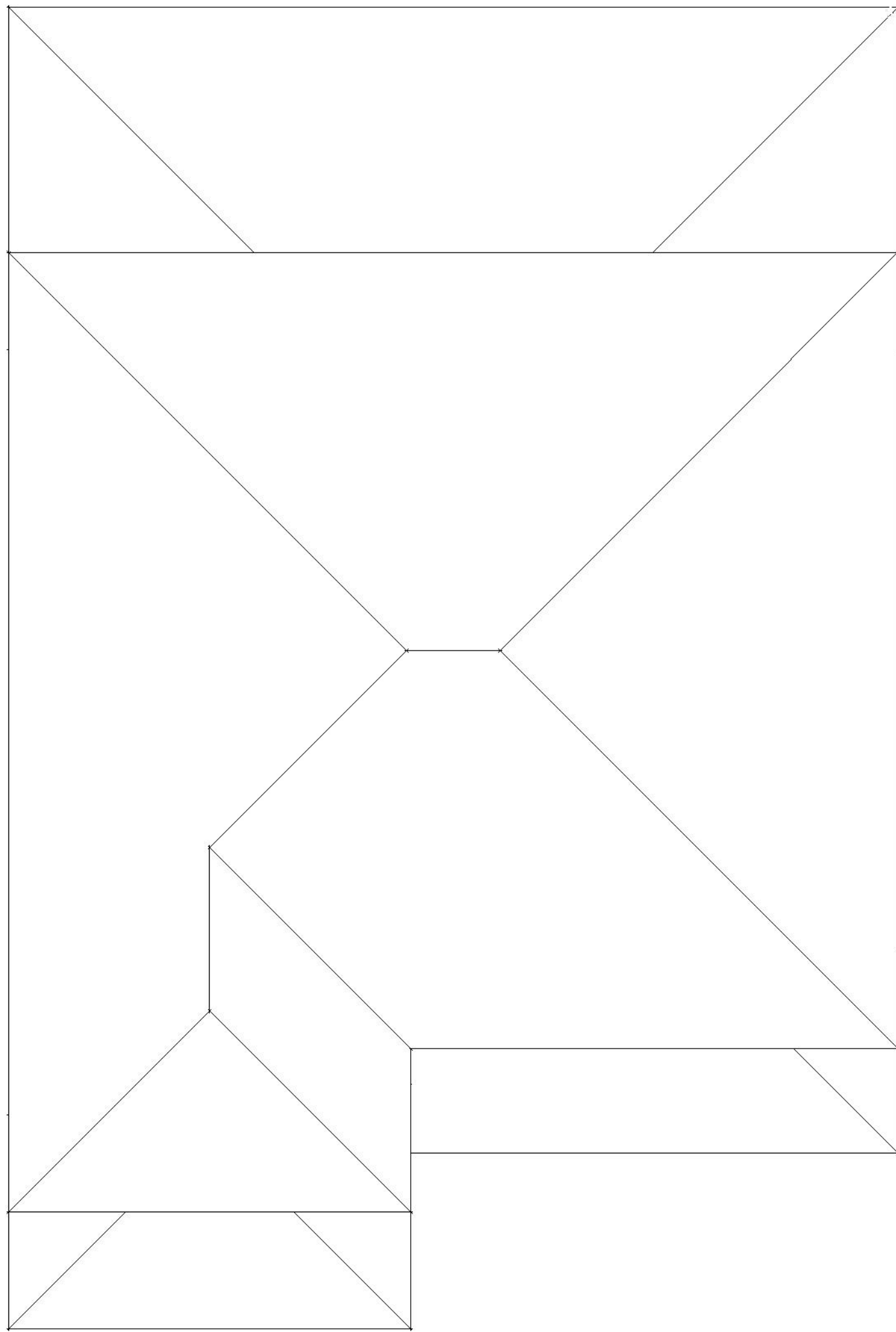
REAR



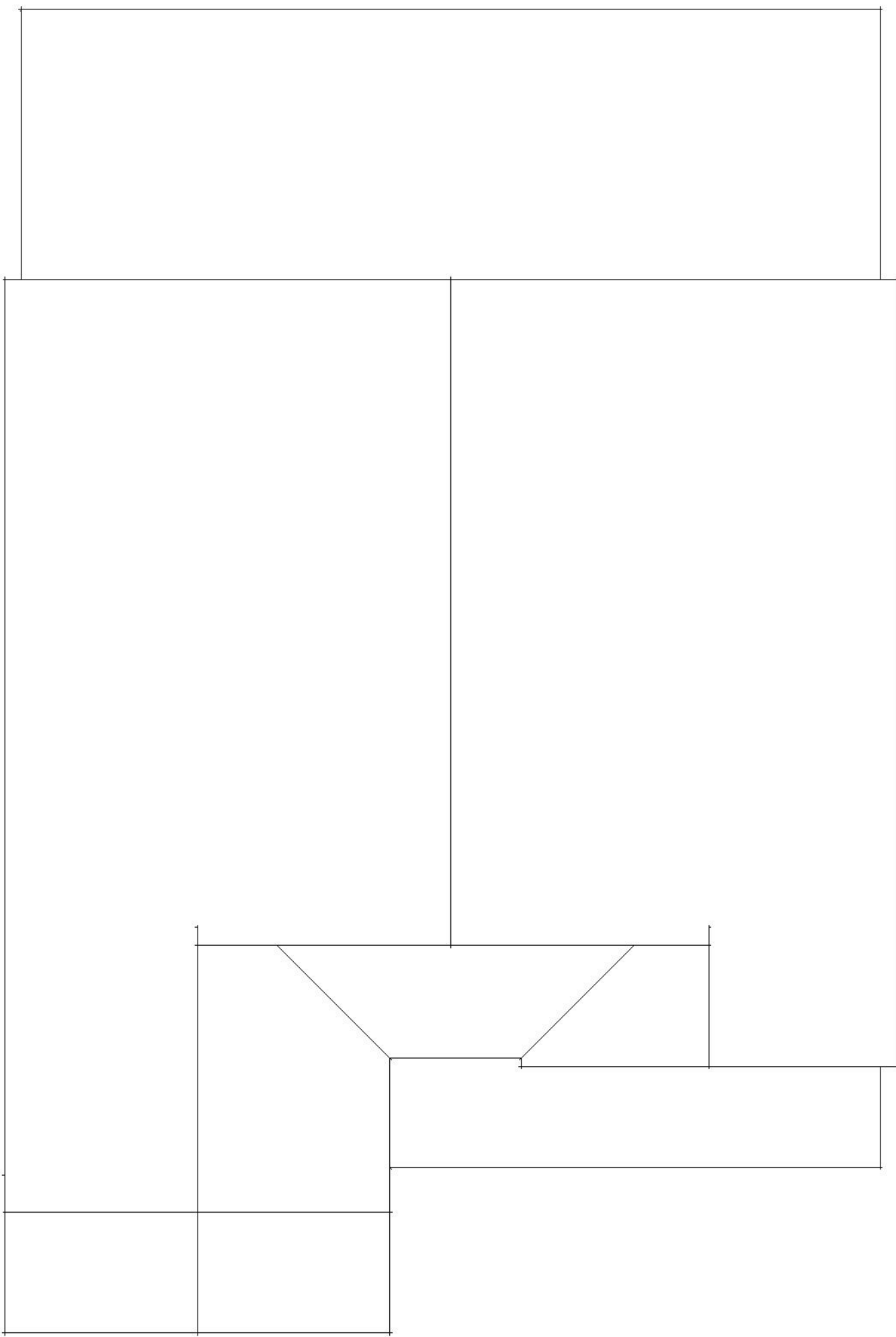
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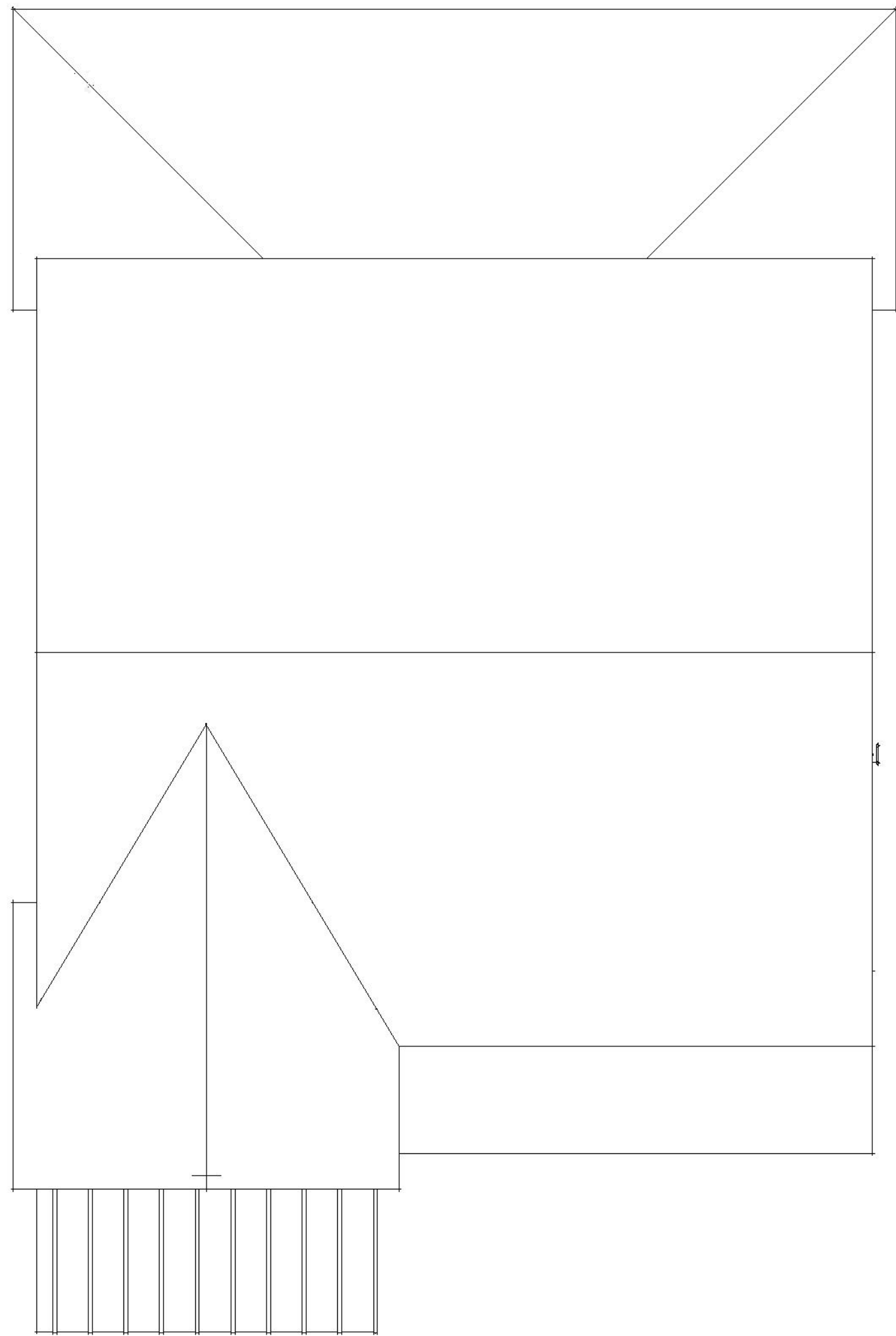
FRONT



PRAIRIE



COTTAGE



FARMHOUSE

PLAN 3 - TRADITIONAL FLOOR PLANS

Scale: 1/4" = 1'-0"

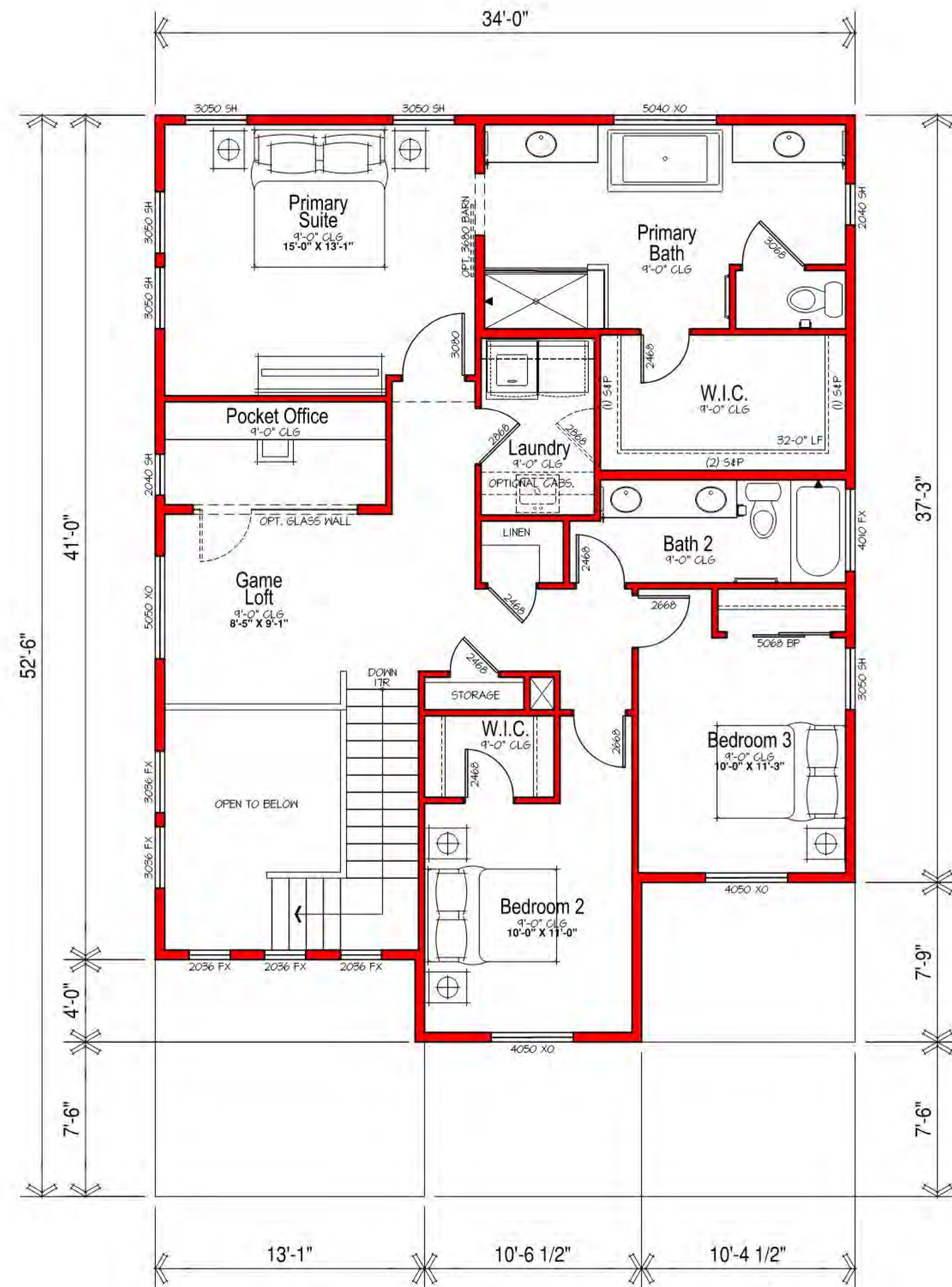
SYLVAN CORNERS
Citrus Heights, CA

May 15, 2023 | SF220551.00

A5.1

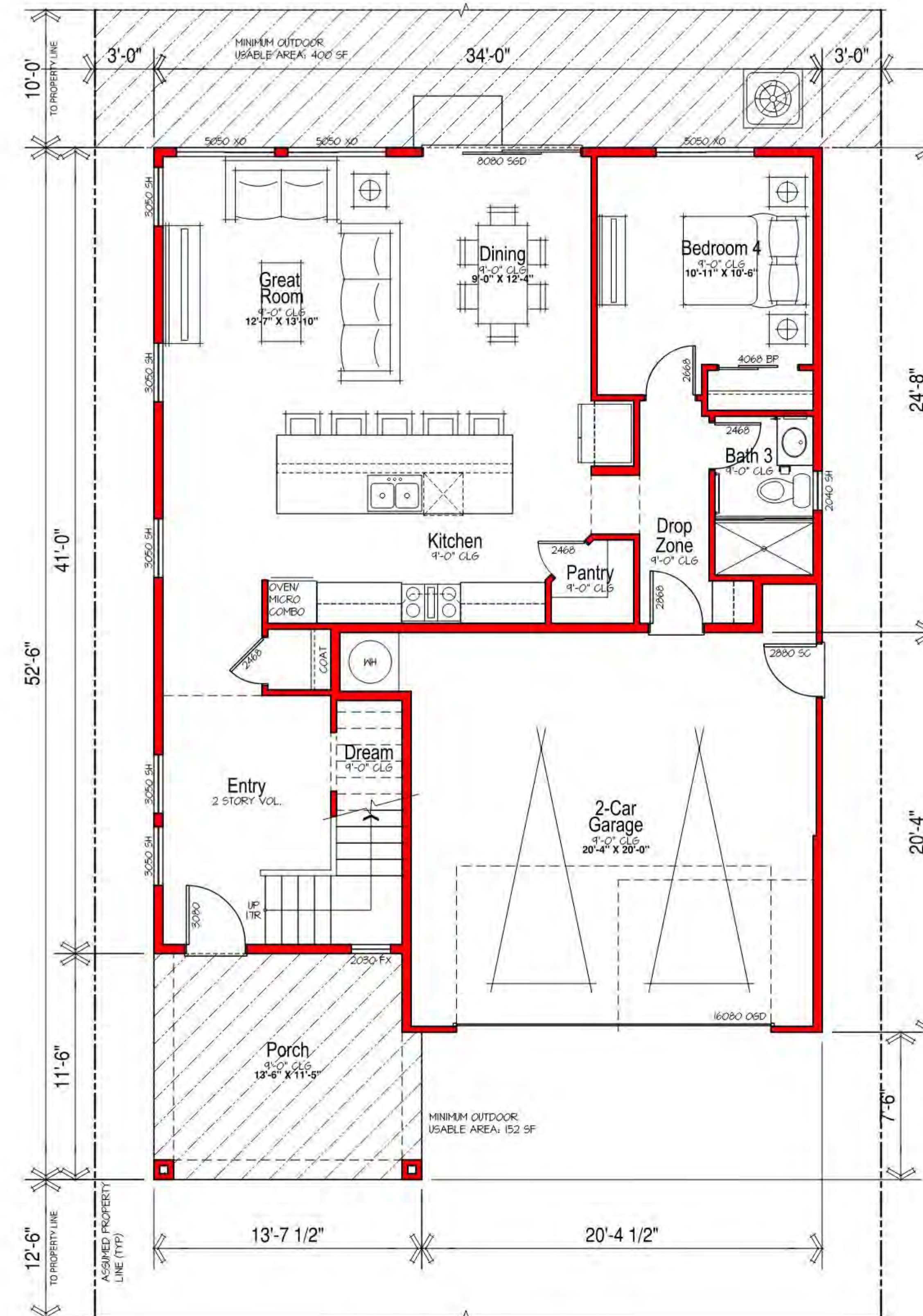


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Upper Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

LOT COVERAGE:
1,631 SF / 3,000 SF LOT = 54.36%

MINIMUM USABLE OUTDOOR AREA:
552 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1034	1034	1034	1034
UPPER FLOOR LIVING	1241	1241	1241	1241
TOTAL LIVING	2275	2275	2275	2275
GARAGE	444	444	444	444
PORCH	153	153	153	153
PLAN OPTIONS				
OPT. 3-CAR GARAGE	+275	+275	+275	+275



RIGHT



REAR



LEFT



FRONT



RIGHT



REAR



LEFT



FRONT



RIGHT



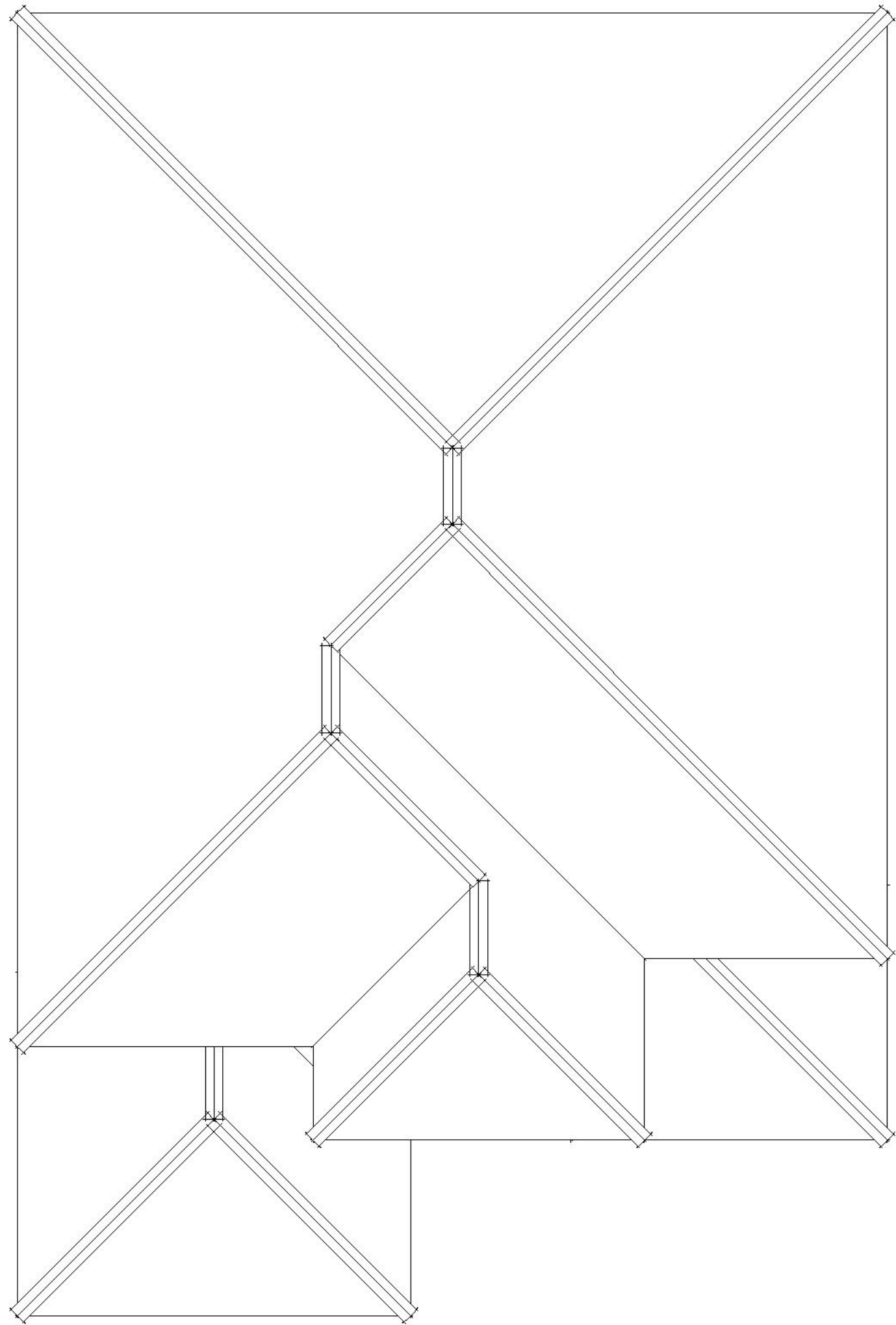
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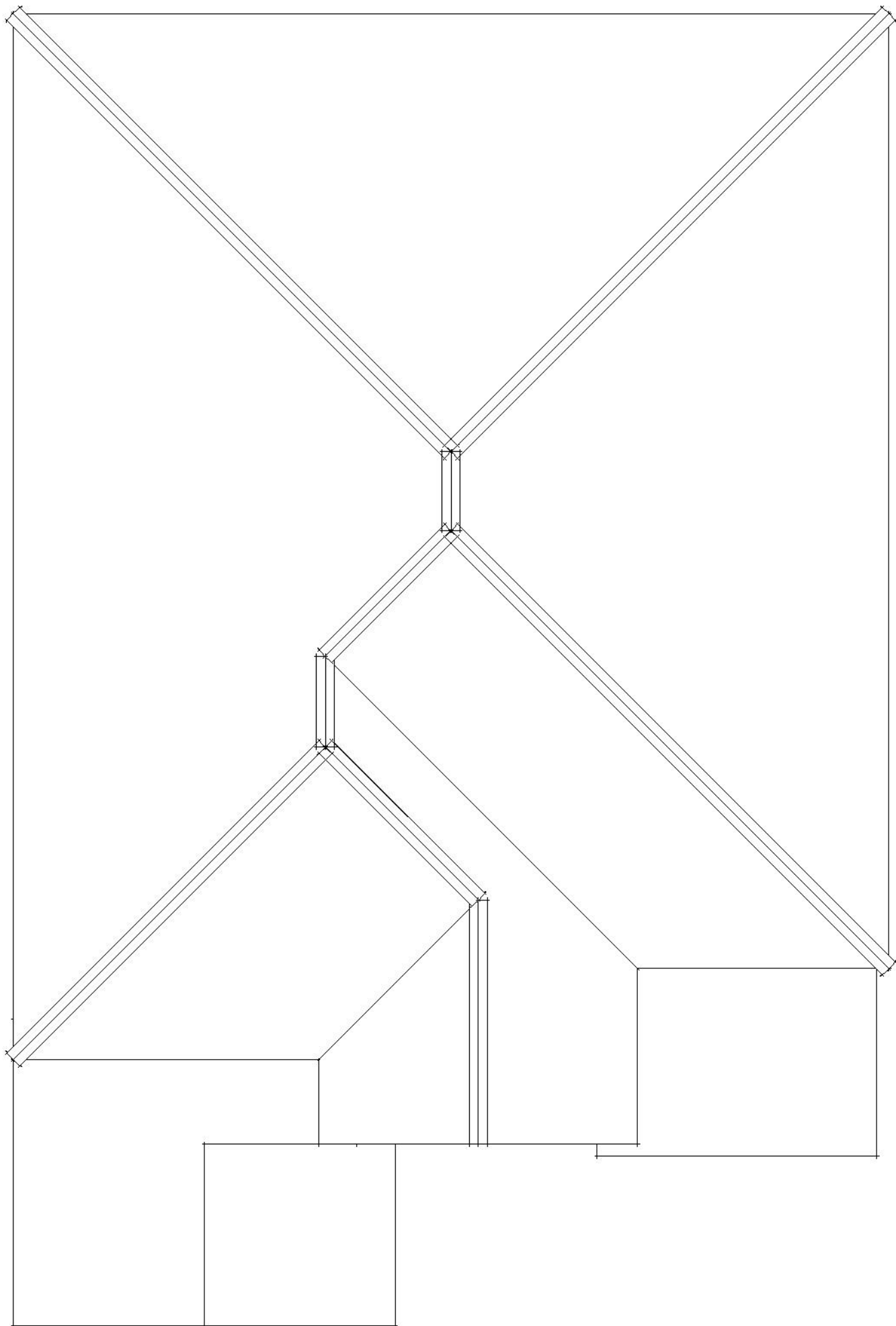
LEFT



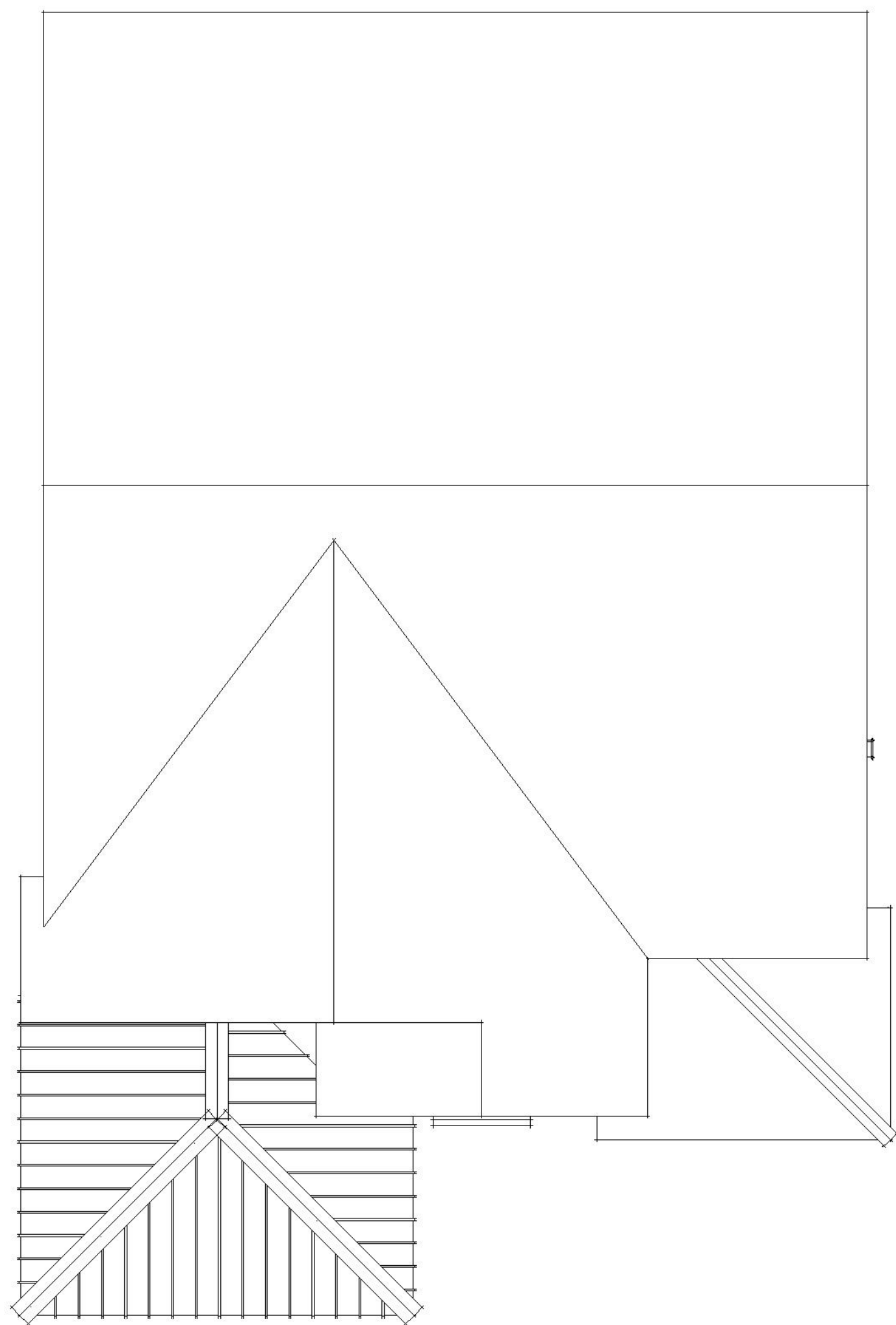
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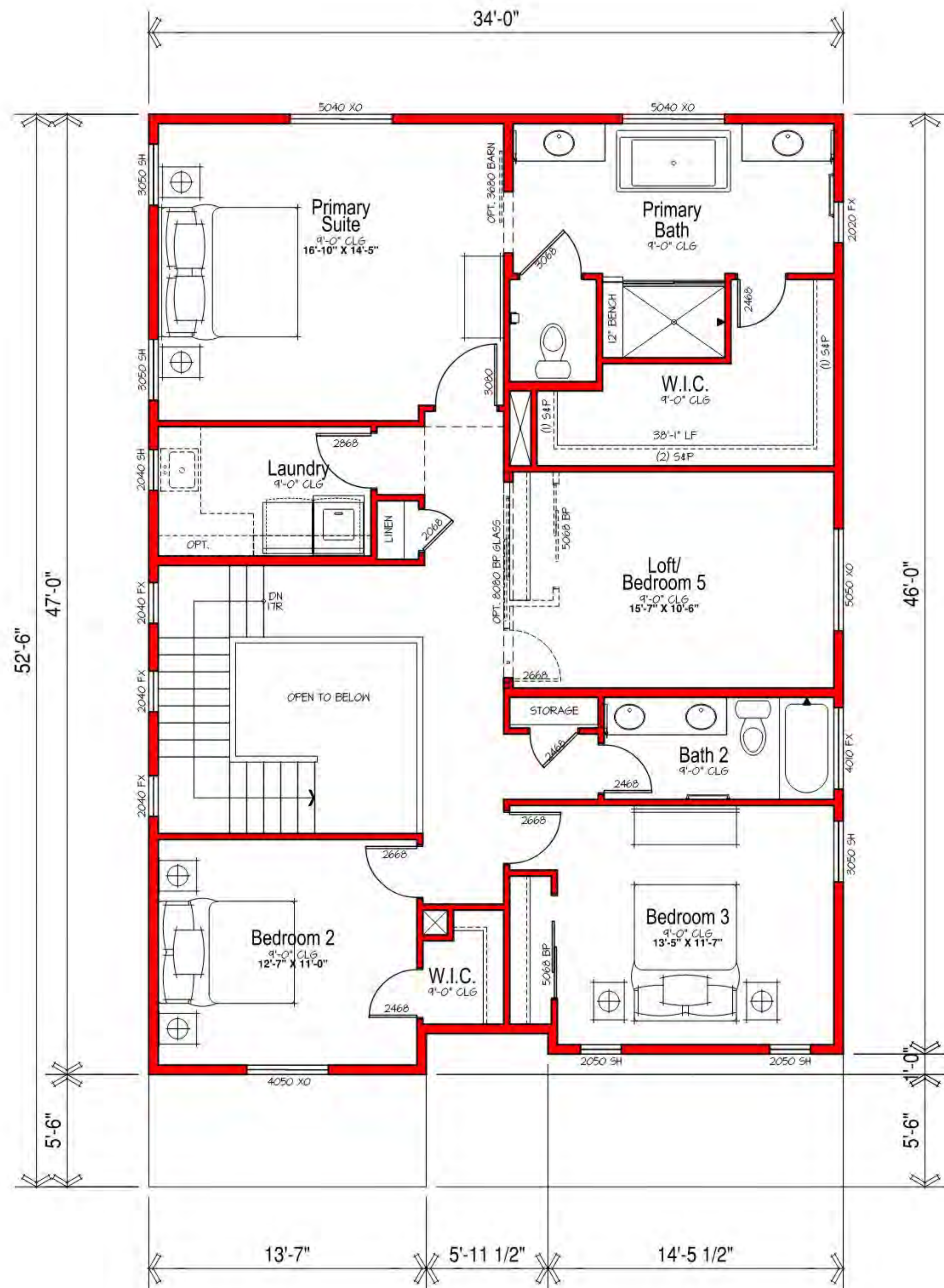
PRAIRIE



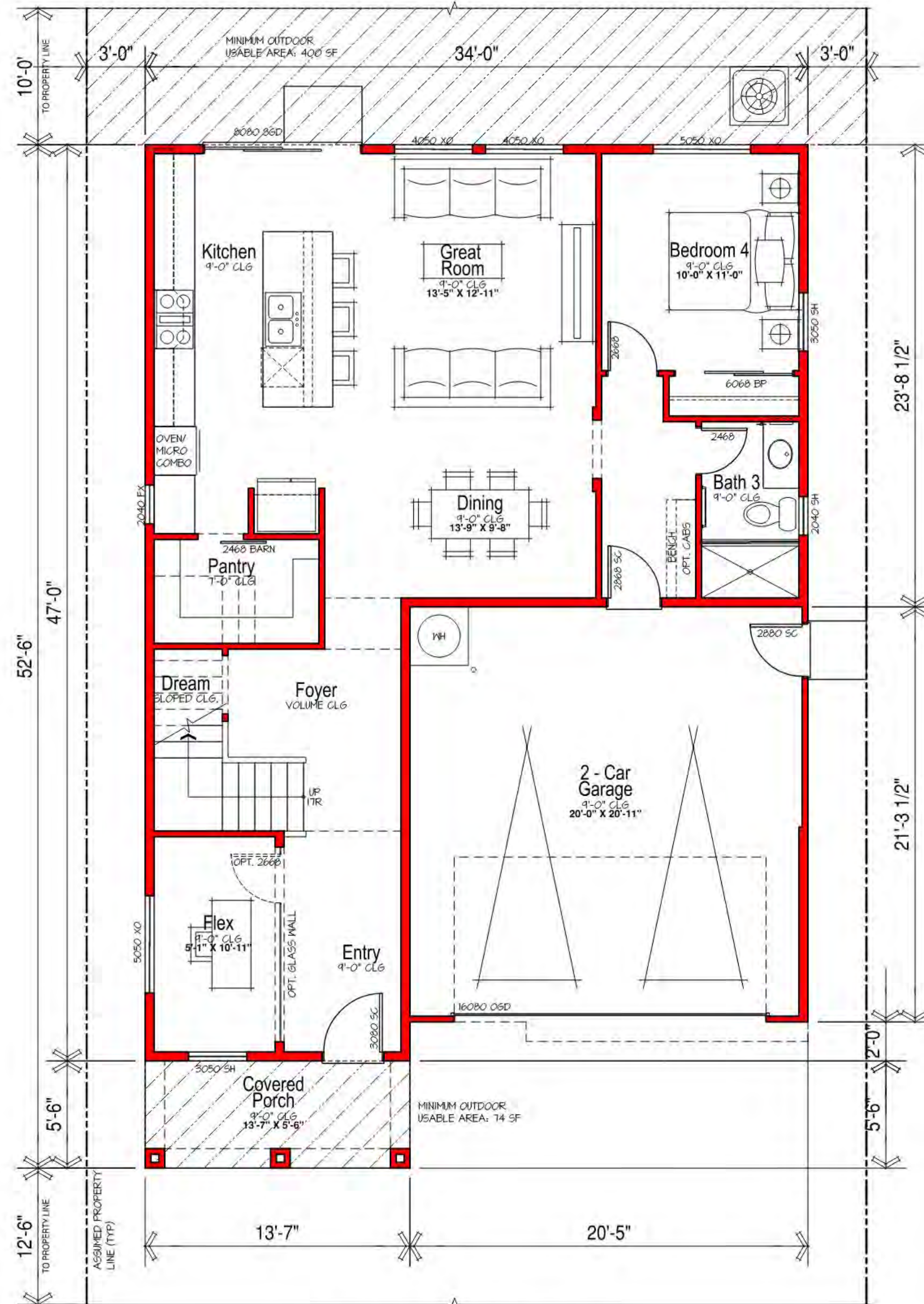
SPANISH



FARMHOUSE



Upper Floor Plan



Main Floor Plan

LOT COVERAGE:
1632 SF / 3,000 SF LOT = 54.4%

MINIMUM USABLE OUTDOOR AREA:
474 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1122	0	0	0
UPPER FLOOR LIVING	1428	0	0	0
TOTAL LIVING	2550	0	0	0
GARAGE	435	0	0	0
PORCH	75	0	0	0
PATIO	0	0	0	0
PLAN OPTIONS				
OPT. ---	+241	+241	+241	+241



RIGHT



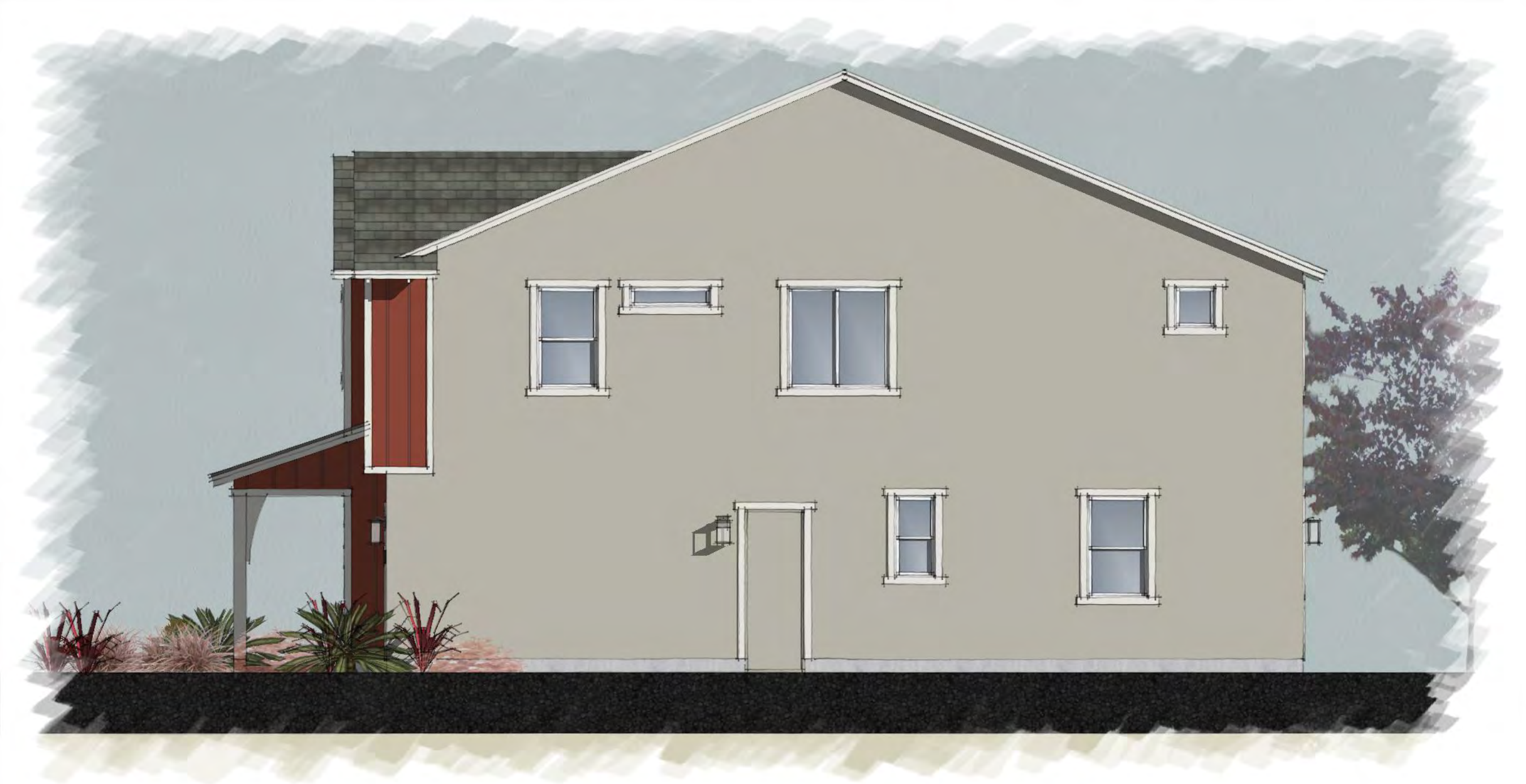
REAR



LEFT



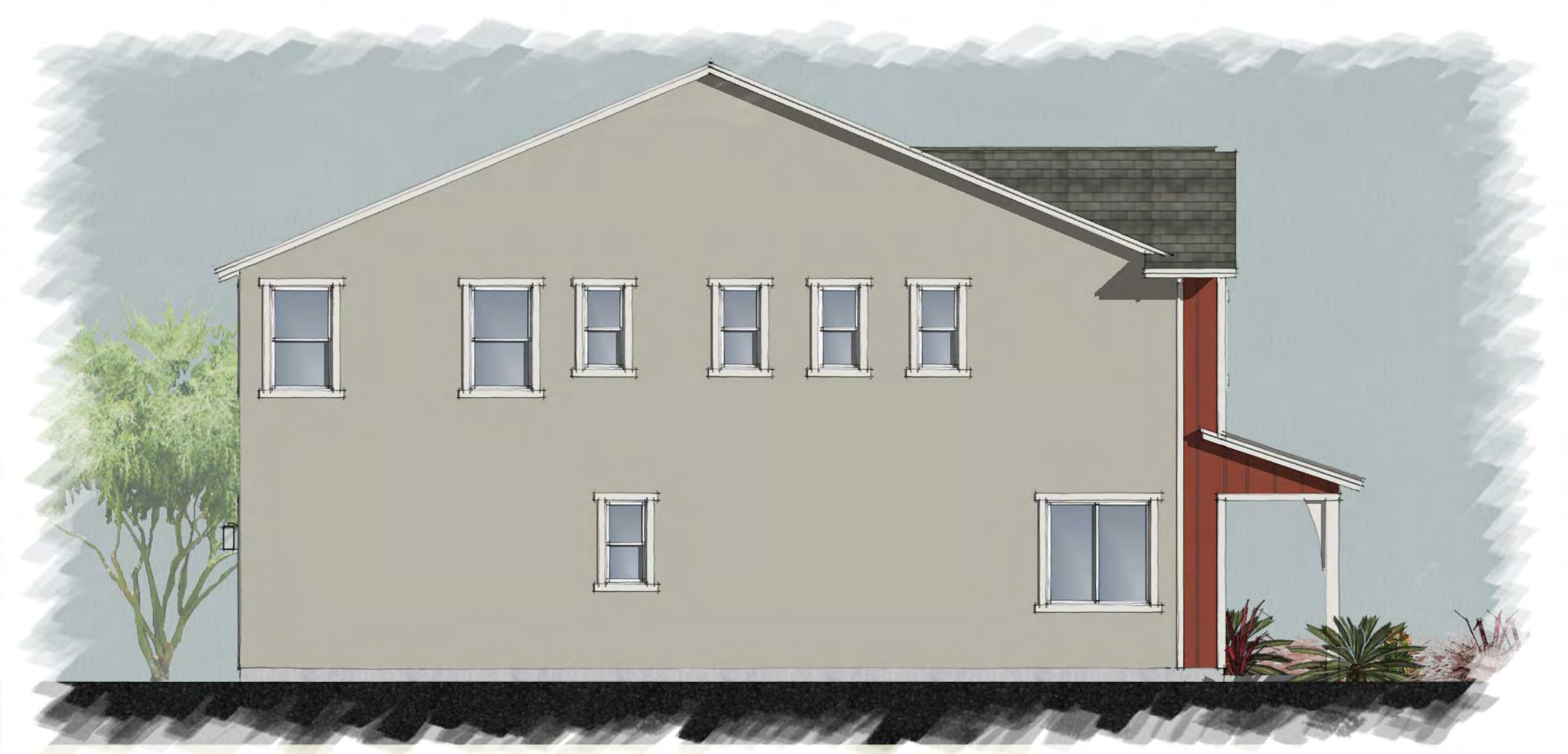
FRONT



RIGHT



REAR



LEFT



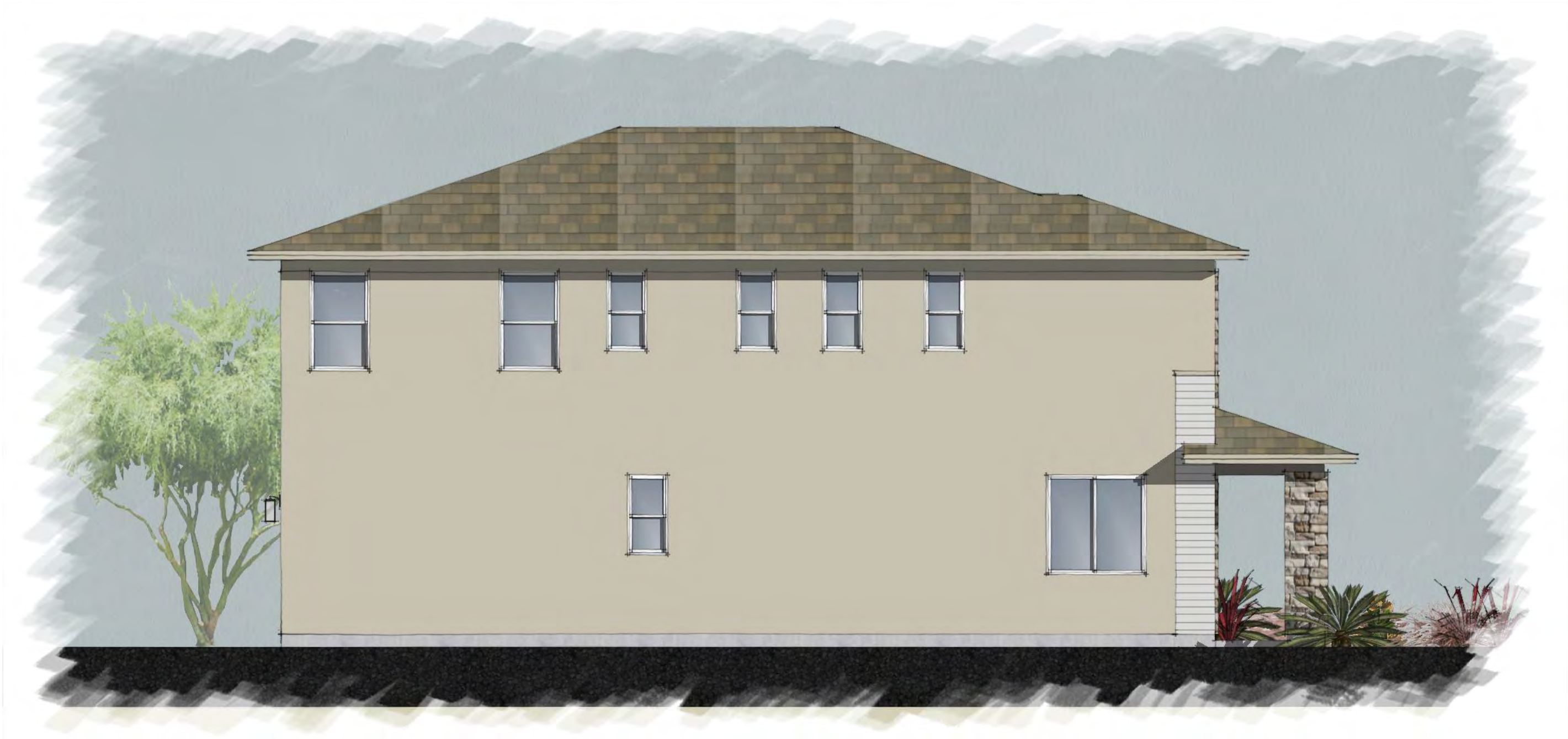
FRONT



RIGHT



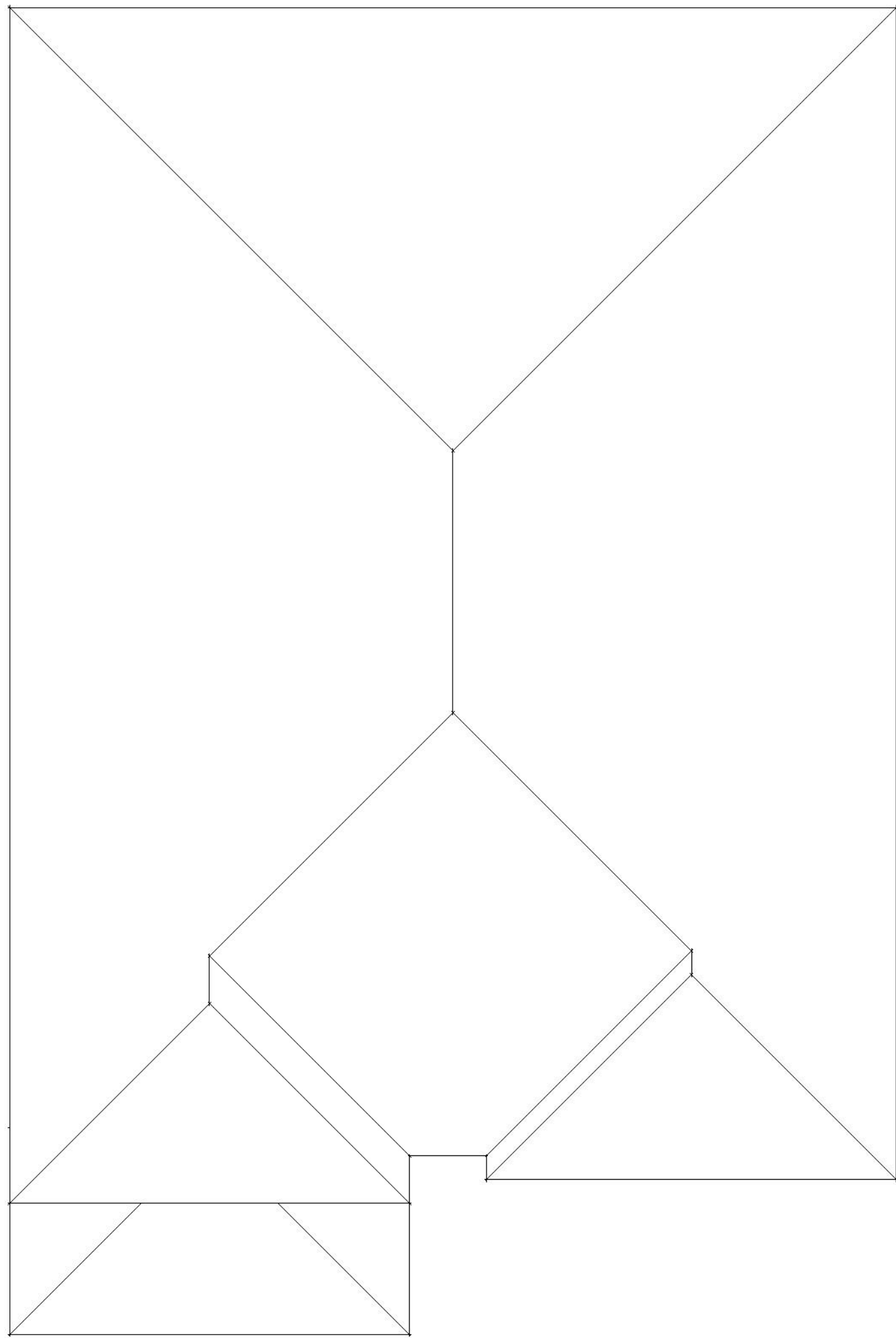
REAR



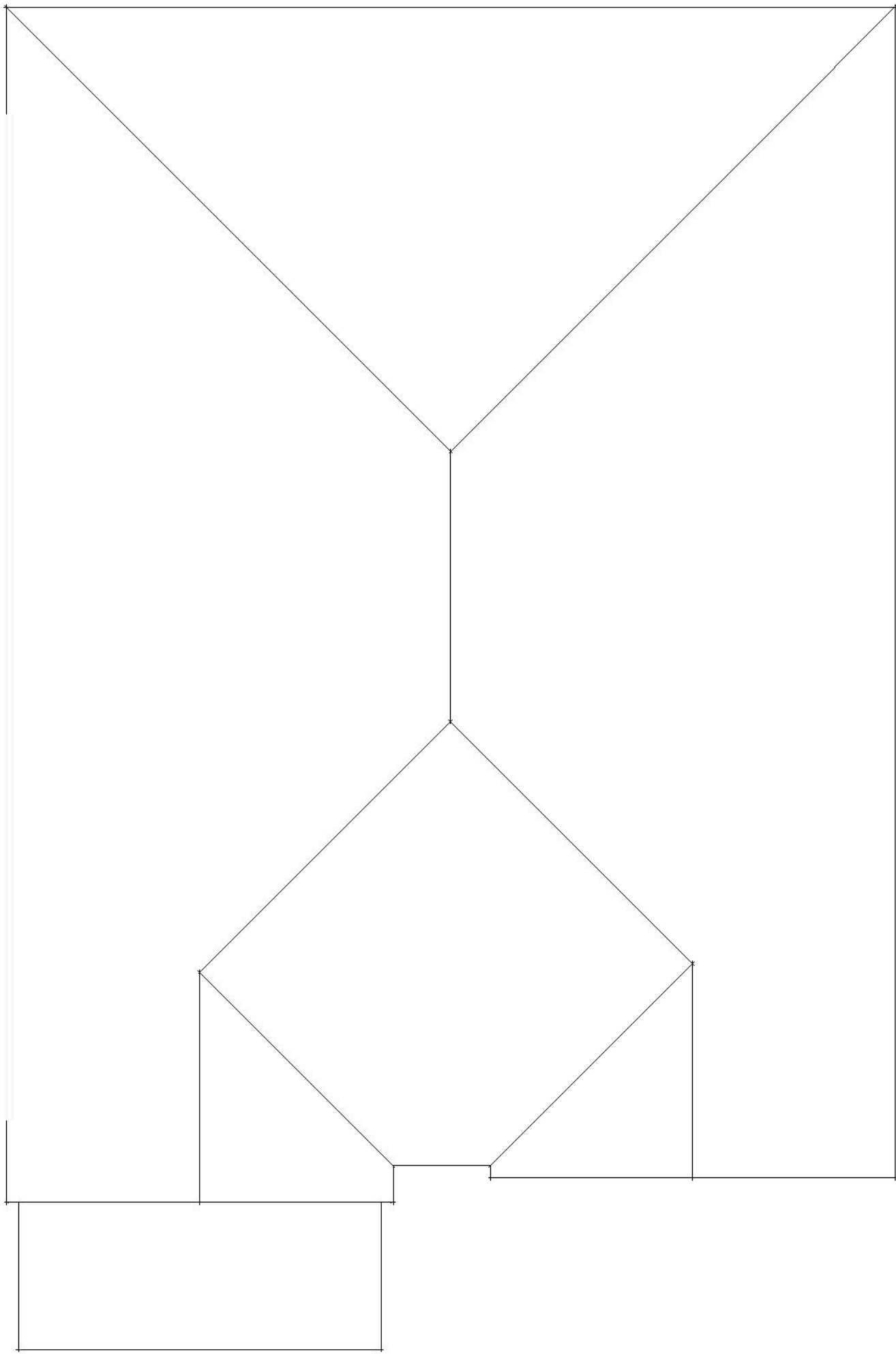
LEFT



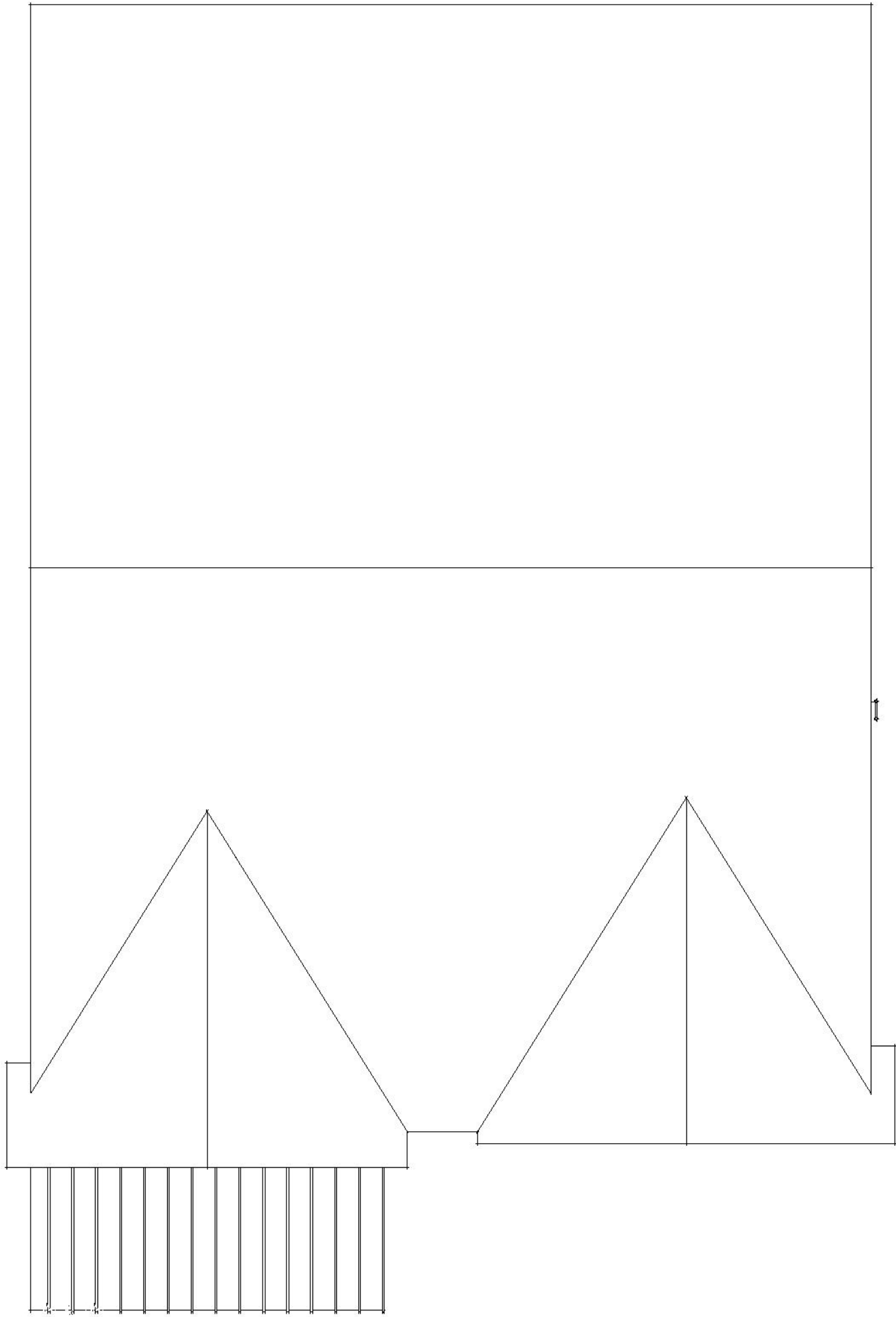
FRONT



PRAIRIE



SPANISH



FARMHOUSE



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale

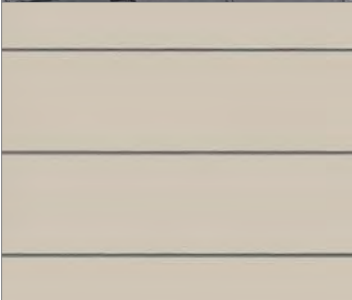


Right Elevation
Scale: Not to Scale

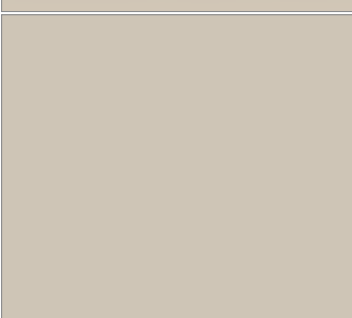
COTTAGE - PALETTE 1



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
CASTLE GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



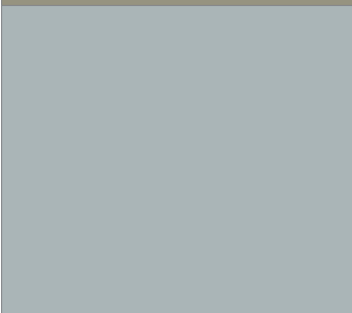
PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH

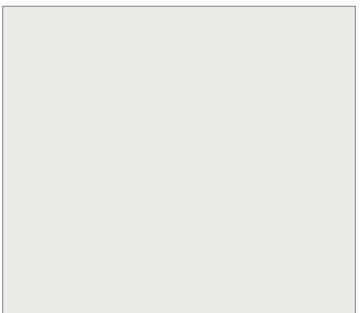


COLUMNS, TRIM, SHUTTERS & FASCIA -
PPG PAINT WITH STUCCO SUBSTRATE
PPG1032-4 SYLVAN
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1036-3 NAUTICAL STAR
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 1 ALLEY



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



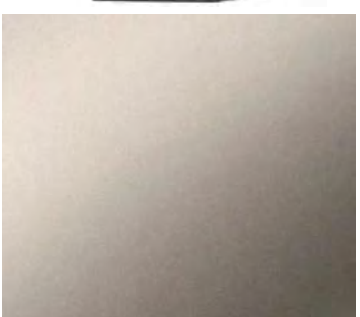
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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Front Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 1

PLAN 1 ALLEY



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE BLACK FINISH



STANDING SEAM METAL ROOF
ASH GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG 1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT FINISH



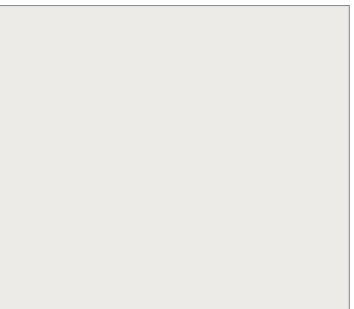
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1007-2 SWIRLING SMOKE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



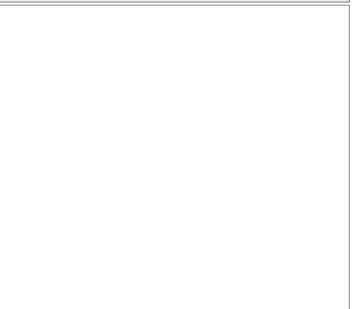
TRIM - PPG PAINT WITH WOOD
SUBSTRATE
PPG1001-7 BLACK MAGIC
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG1082-6 COWBOY HAT
6-900 SPEED HIDE SEMI-GLOSS FINISH



COLUMNS & GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



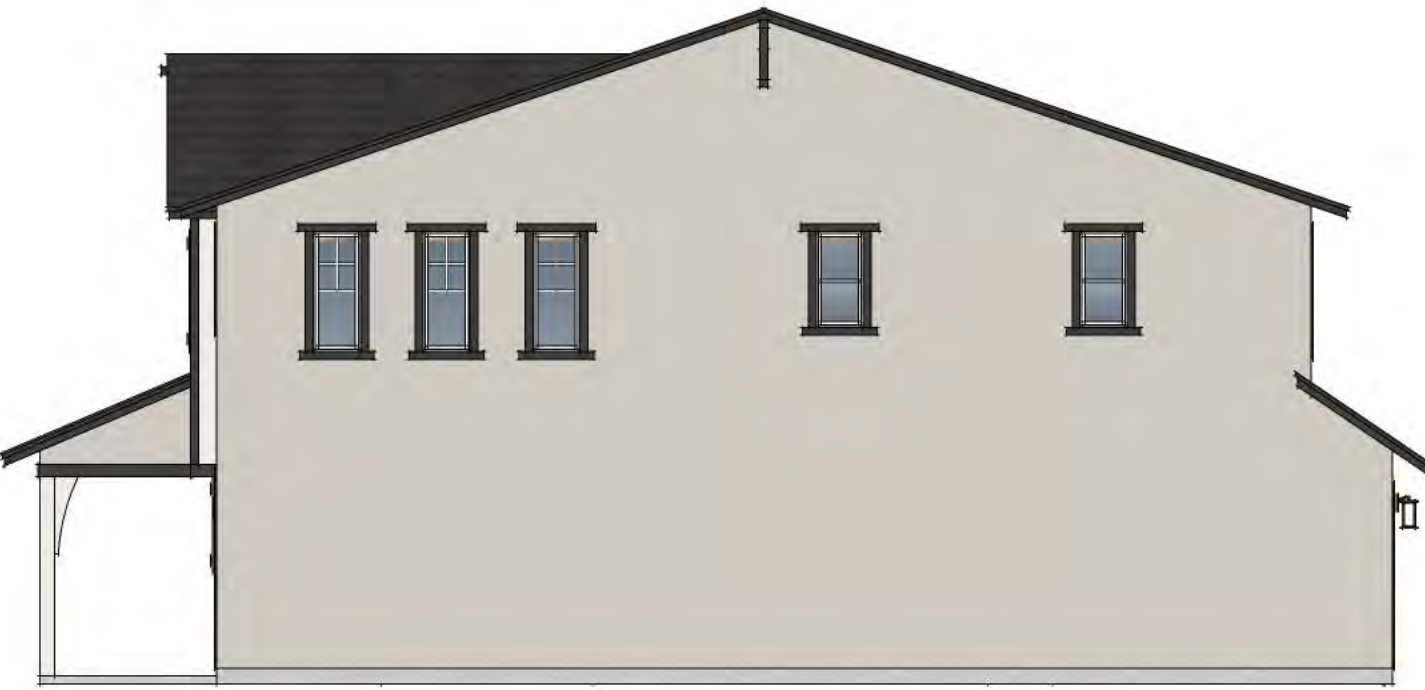
DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

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SYLVAN CORNERS
CITRUS HEIGHTS, CA



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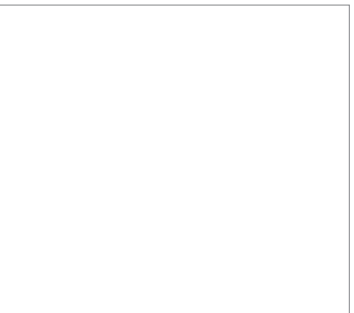
MODERN PRAIRIE - PALETTE 1 | PLAN 1 ALLEY



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
DA VINCI SINGLE-WIDTH SLATE -
COMPOSITE TILE
CANYON FINISH
- SIDING - LAP SIDING SMOOTH
PPG1006-2 SHARK
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1077-4 WEATHERED WOOD
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH
- FRONT DOOR & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1153-7 SAILOR'S COAT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



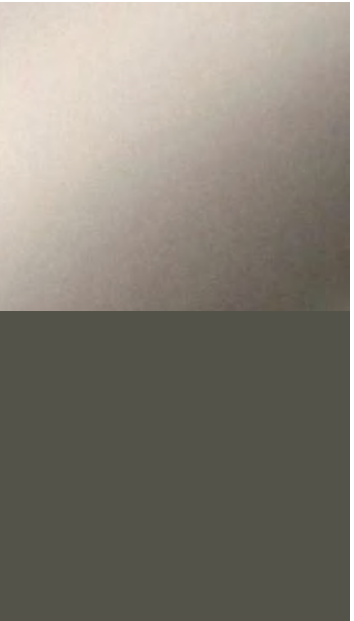
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL

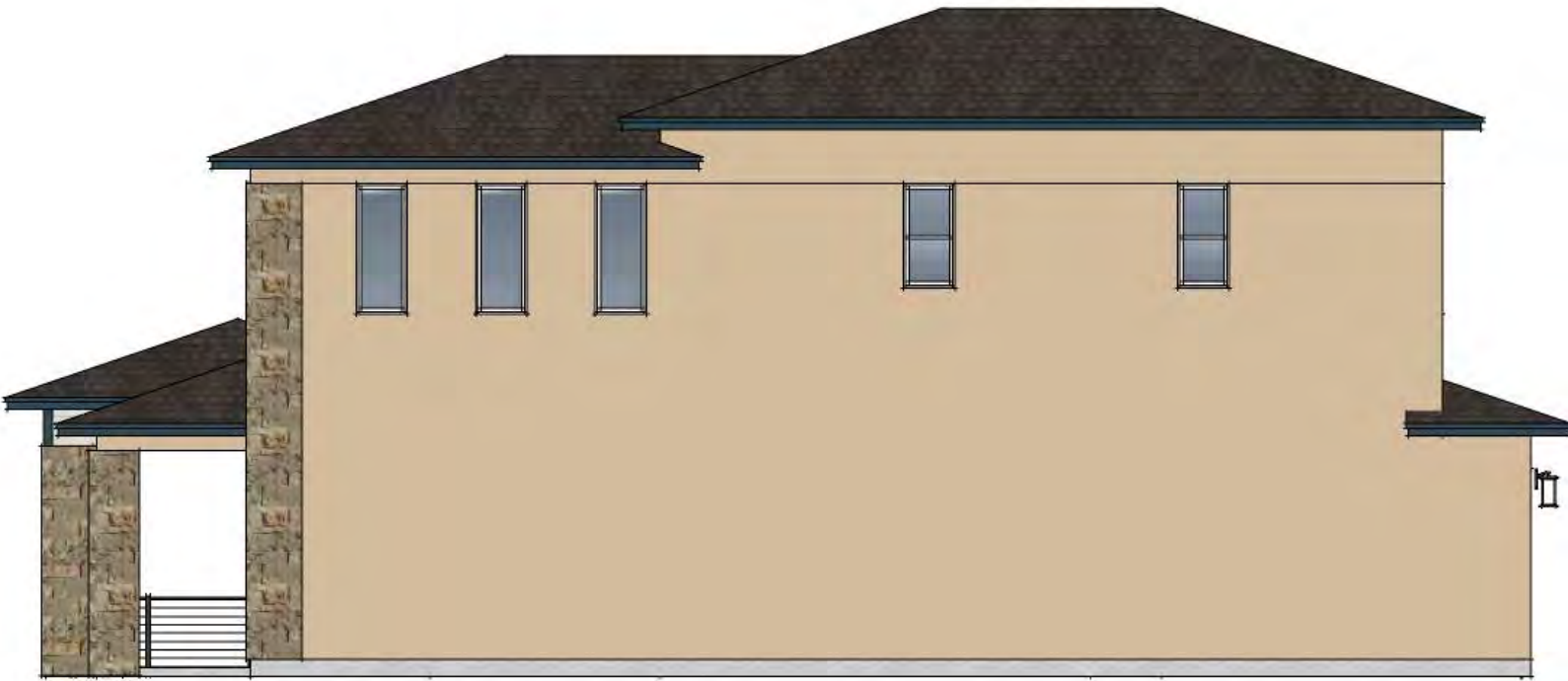
METAL RAILING
DARK BRONZE



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



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COTTAGE - PALETTE 1

PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE GRAY FINISH

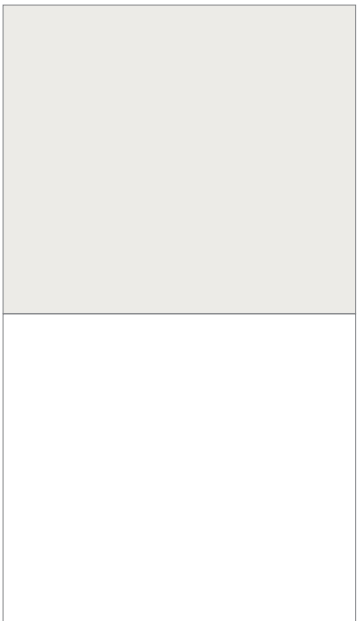
SIDING - LAP SIDING SMOOTH
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1021-2 SYNCHRONICITY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH

COLUMNS, TRIM, SHUTTERS & FASCIA -
PPG PAINT WITH STUCCO SUBSTRATE
PPG1032-4 SYLVAN
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1036-3 NAUTICAL STAR
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



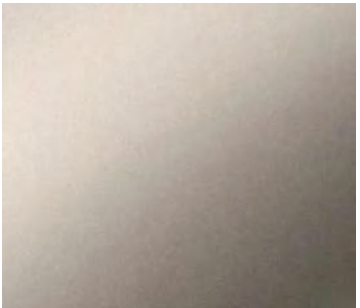
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



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CITRUS HEIGHTS, CA



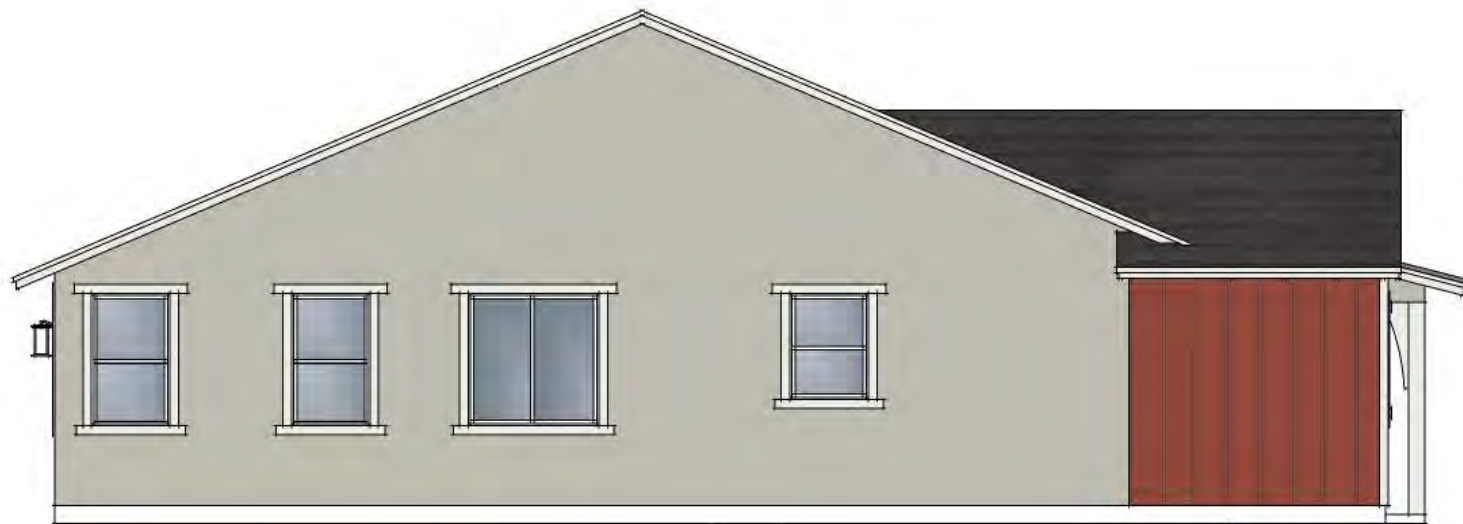
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FARMHOUSE - PALETTE 2

PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



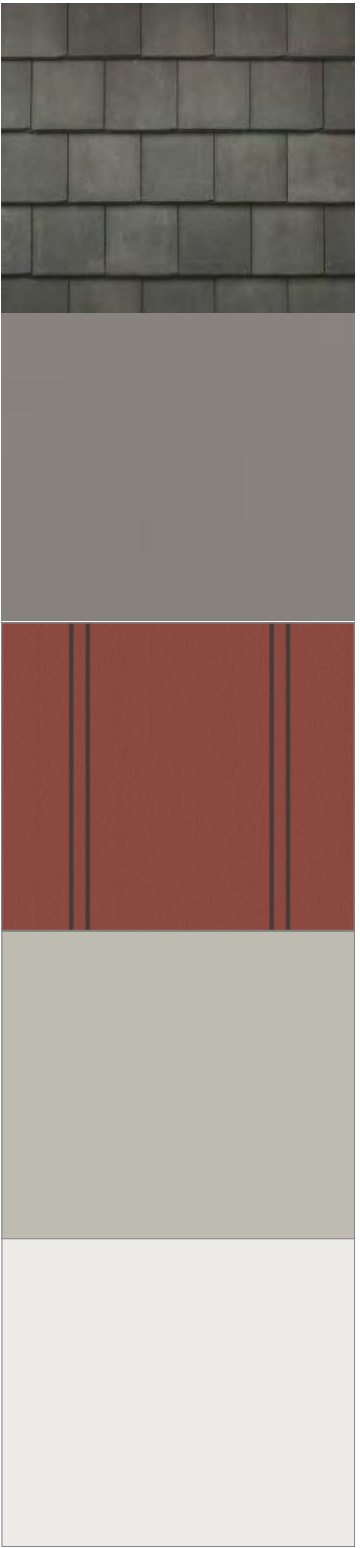
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



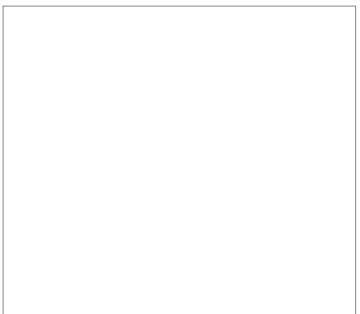
ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
BLACK CANYON FINISH

STANDING SEAM METAL ROOF
ASH GRAY FINISH

SIDING - LAP SIDING SMOOTH
PPG1065-7 CEDAR CHEST
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG0998-2 HIKERS PARADISE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

DOOR, TRIM, COLUMNS, SHUTTERS &
GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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MODERN PRAIRIE - PALETTE 1 | PLAN 1 TRADITIONAL



Front Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SLATE GRAY FINISH

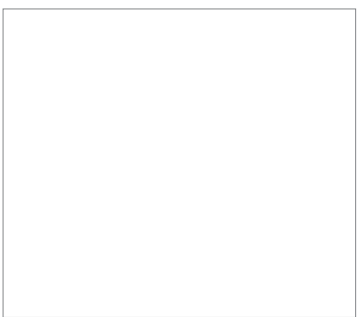
SIDING - LAP SIDING SMOOTH
PPG1006-2 SHARK
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1077-4 WEATHERED WOOD
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH

FRONT DOOR & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1153-7 SAILOR'S COAT
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
ARCHITECTURAL BRONZE FINISH



ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00



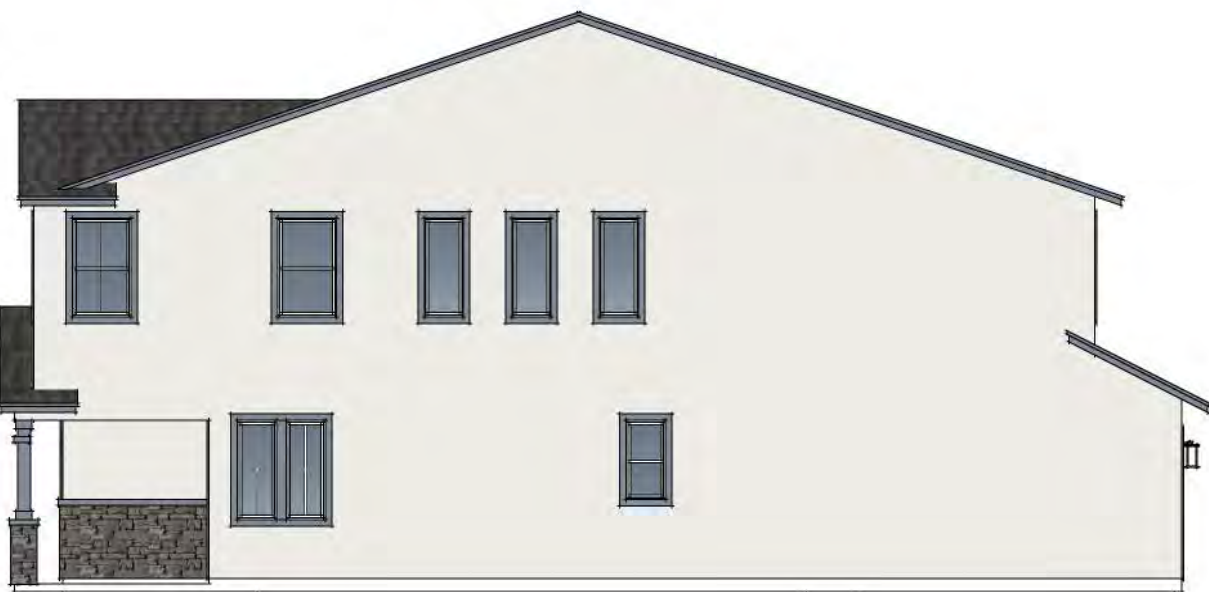
Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

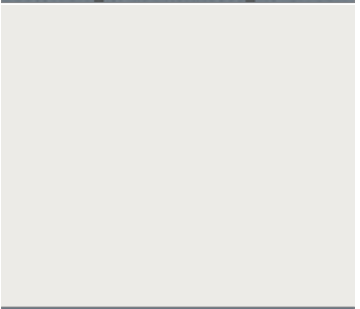
COTTAGE - PALETTE 2



ROOF TILE - WESTLAKE
DA VINCI MULTI-WIDTH SLATE -
COMPOSITE TILE
SMOKEY GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG 1041-6 SHEFFIELD GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



COLUMNS & TRIM - PPG PAINT WITH
STUCCO SUBSTRATE
PPG 1041-6 SHEFFIELD GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

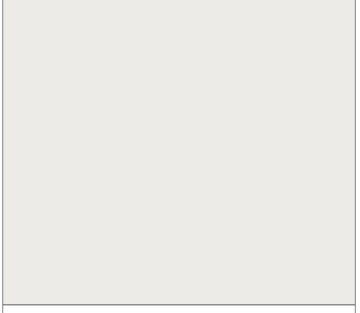


STONE - ELDORADO
CLIFFSTONE
BANFF SPRINGS FINISH

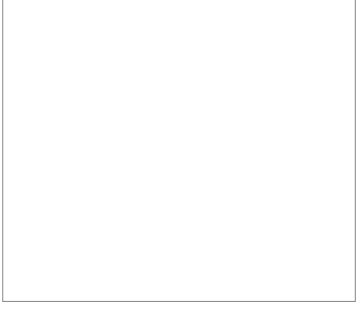


FRONT DOOR & SHUTTERS - PPG PAINT
WITH STUCCO SUBSTRATE
PPG1041-7 CALVARY
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 2 ALLEY



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



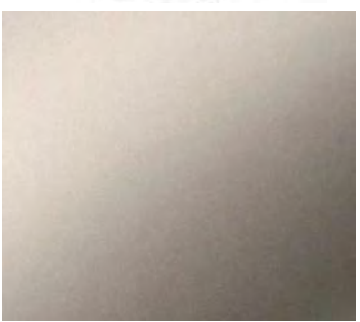
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00



Front Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 3

PLAN 2 ALLEY



ROOF TILE - WESTLAKE
SAXONY SHAKE - CONCRETE TILE
BLACK CANYON FINISH

STANDING SEAM METAL ROOF
DEEP CHARCOAL FINISH

SIDING - LAP SIDING SMOOTH
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT & COLUMNS - PPG PAINT WITH
STUCCO SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

TRIM & FASCIA - PPG PAINT WITH WOOD
SUBSTRATE
PPG1001-7 BLACK MAGIC
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1059-7 SWEET SPICEBERRY
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH

ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH

GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH

DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



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Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



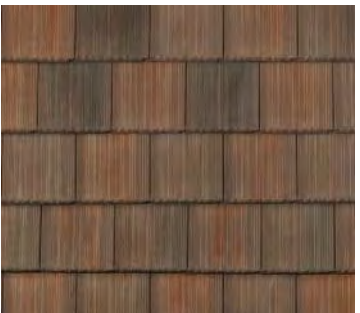
Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

SPANISH - PALETTE 1

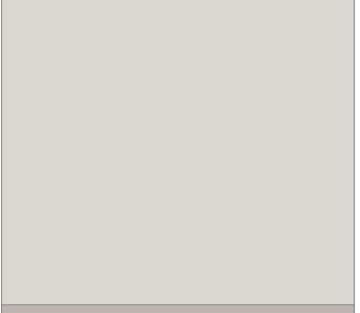
PLAN 2 ALLEY



ROOF TILE - WESTLAKE
SAXONY 900 SHAKE - CONCRETE TILE
HICKORY FINISH



TILE - DALTILE
SUBLIMITY
MINDFUL SEQUENCE
HONED FINISH, 3" X 3" X 3/8"



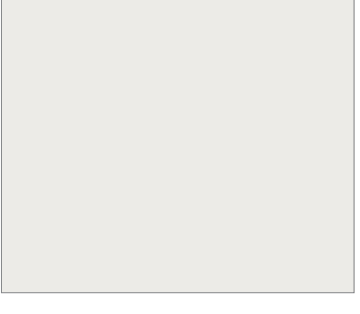
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1025-2 SILENT SMOKE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



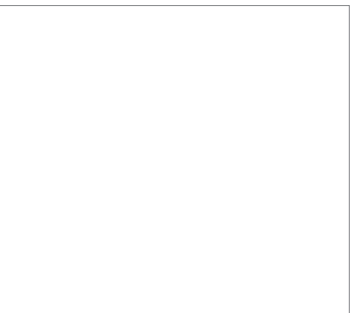
ACCENT PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1022-3 SILVER DOLLAR
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



FRONT DOOR, TRIM & SHUTTERS- PPG
PAINT WITH WOOD SUBSTRATE
PPG1037-5 NIGHT RENDEZVOUS
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



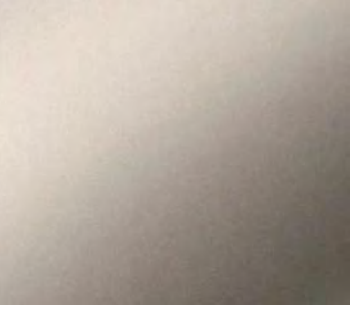
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



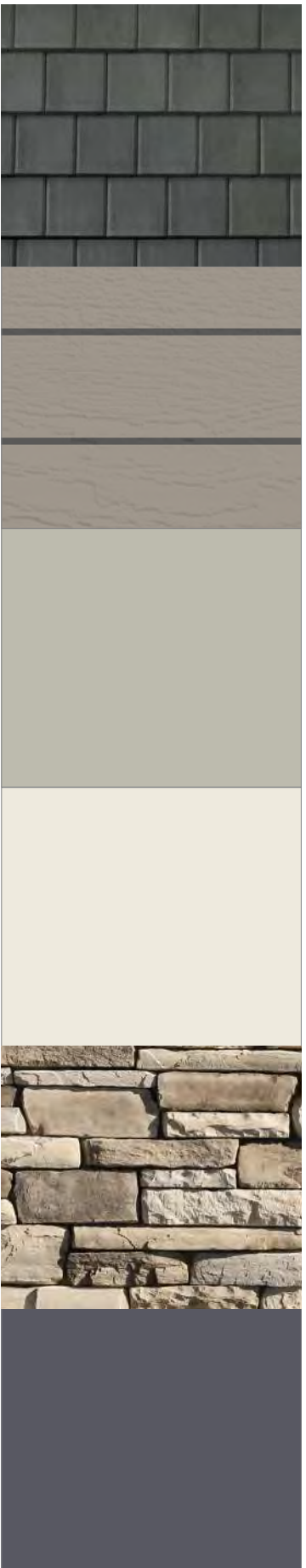
May 18, 2023 | Revision 4 | SF220551.00

COTTAGE - PALETTE 3

PLAN 2 TRADITIONAL



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
SAXONY 900 SLATE - CONCRETE TILE
GRAPHITE FINISH
- SIDING - LAP SIDING SMOOTH
PPG1000-4 WINTER COCOA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH WOOD
SUBSTRATE
PPG1032-2 HURRICANE HAZE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- TRIM & COLUMNS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1086-1 HORSERADISH
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CLIFFSTONE
BOARDWALK FINISH
- FRONT DOOR & SHUTTERS - PPG PAINT
WITH STUCCO SUBSTRATE
PPG1013-6 GRAY FLANNEL
6-900 SPEED HIDE SEMI-GLOSS FINISH



- GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME
WHITE FINISH
- ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH
- MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH
- DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD

SYLVAN CORNERS

CITRUS HEIGHTS, CA

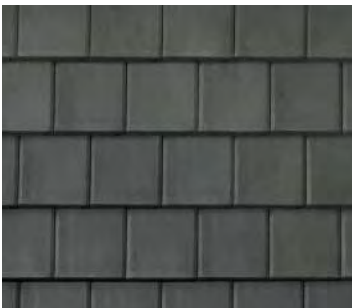



FARMHOUSE - PALETTE 3


PLAN 2 TRADITIONAL

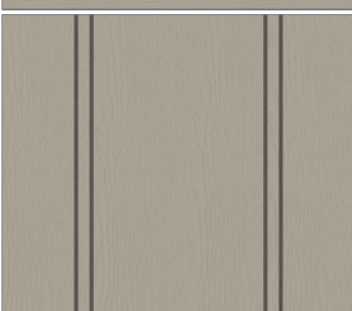


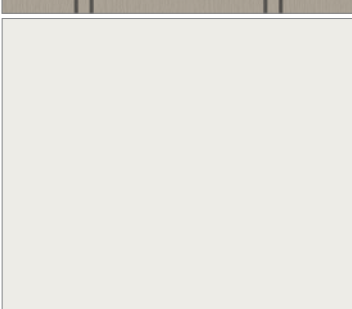
Front Elevation
Scale: Not to Scale


- 


ROOF TILE - WESTLAKE
SAXONY COUNTRY SLATE IMPACT -
CONCRETE TILE
CHARCOAL BLEND FINISH
- 

STANDING SEAM METAL ROOF
SLATE GRAY FINISH
- 

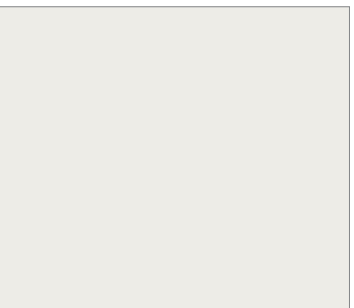
SIDING 1 - LAP SIDING SMOOTH
PPG1000-3 FIELDSTONE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- 

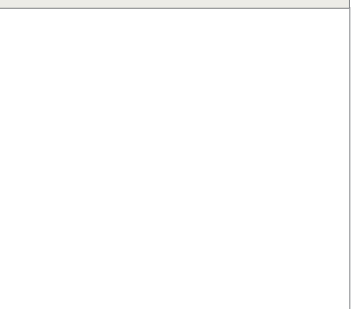
SIDING 2 - LAP SIDING SMOOTH
PPG1000-3 FIELDSTONE
4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- 


STUCCO - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- 


TRIM & SHUTTERS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1032-6 KING'S COURT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- 


FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1082-7 GINGER
6-900 SPEED HIDE SEMI-GLOSS FINISH

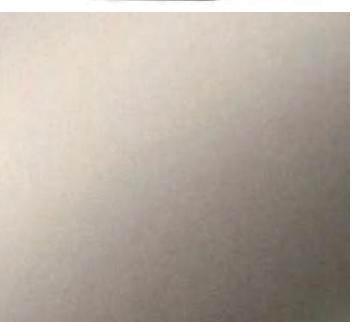
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GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH
- 

WINDOWS - AVANTI VINYL FRAME
WHITE FINISH
- 

ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH
- 

MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH
- 

GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH
- 

DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale

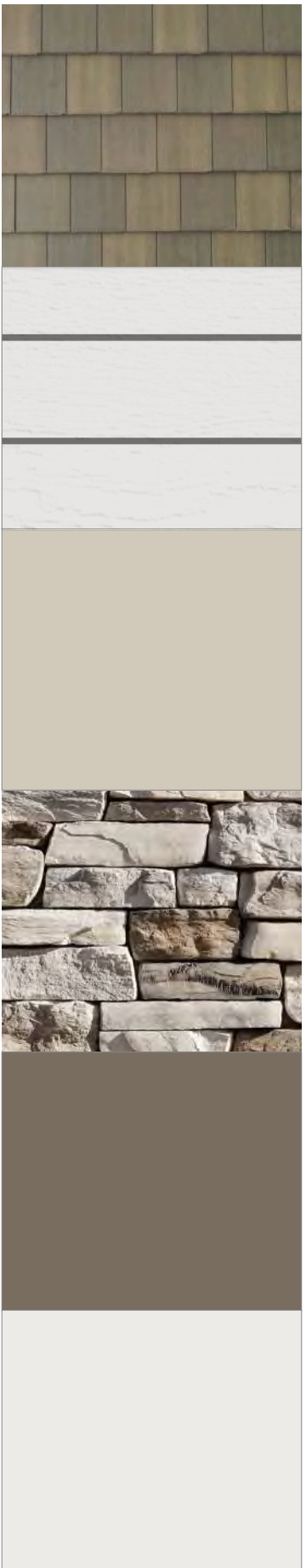


Right Elevation
Scale: Not to Scale

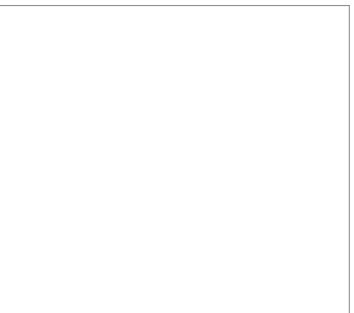
MODERN PRAIRIE - PALETTE 2 | PLAN 2 TRADITIONAL



Front Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
TETON FINISH
- SIDING - LAP SIDING SMOOTH
PPG1001-2 ARIA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1024-4 MOTH GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CLIFFSTONE
WHITEBARK FINISH
- FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1025-6 SLEEPING GIANT
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



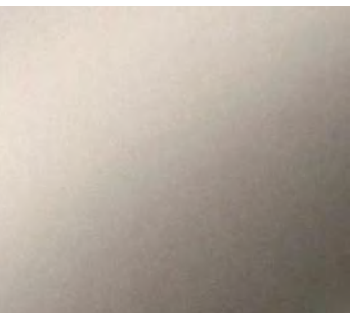
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



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COLOR & MATERIAL BOARD
SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00

FARMHOUSE - PALETTE 1

PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



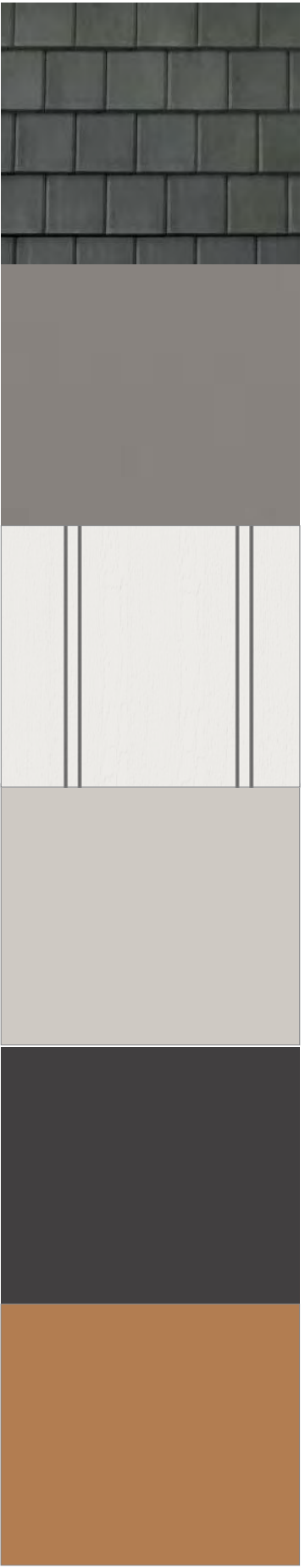
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE SAXONY COUNTRY SLATE IMPACT - CONCRETE TILE CHARCOAL BLEND FINISH
- STANDING SEAM METAL ROOF ASH GRAY FINISH
- SIDING - LAP SIDING SMOOTH PPG1002-1 SILVER FEATHER 4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- PAINT - PPG PAINT WITH STUCCO SUBSTRATE PPG1007-2 SWIRLING SMOKE 4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- TRIM & FASCIA - PPG PAINT WITH WOOD SUBSTRATE PPG1001-7 BLACK MAGIC 6-900 SPEED HIDE SEMI-GLOSS FINISH
- FRONT DOOR & SHUTTERS - PPG PAINT WITH WOOD SUBSTRATE PPG1082-6 COWBOY HAT 6-900 SPEED HIDE SEMI-GLOSS FINISH



- COLUMNS & GARAGE DOOR - PPG PAINT PPG1002-1 SILVER FEATHER 6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME BLACK FINISH
- ADDRESS LIGHT - AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH
- MAN DOOR - GENERATION LIGHTING 88027-12: ONE LIGHT OUTDOOR WALL LANTERN BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING CREIGHTON P560032 ONE LIGHT WALL LANTERN BLACK FINISH
- DOOR HARDWARE - KWIKSET SATIN NICKEL

MODERN PRAIRIE - PALETTE 3 | PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



- ROOF TILE - WESTLAKE
SAXONY COUNTRY SLATE IMPACT -
CONCRETE TILE
CHARCOAL BLEND FINISH
- FASCIA & GUTTERS - PPG PAINT WITH
STUCCO SUBSTRATE
PPG1002-1 SILVER FEATHER
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- SIDING - LAP SIDING SMOOTH
PPG1024-6 PATCHES
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1027-4 OLIVE GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- ACCENT PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1027-1 COCOON
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH
- STONE - ELDORADO
CUT COARSE STONE
MADRONA FINISH
- FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1211-7 BE DARING
6-900 SPEED HIDE SEMI-GLOSS FINISH



- GARAGE DOOR - PPG PAINT
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME
WHITE FINISH
- ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH
- MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH
- DOOR HARDWARE - KWIKSET
SATIN NICKEL



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SPANISH - PALETTE 2

|

PLAN 3 TRADITIONAL



Front Elevation
Scale: Not to Scale



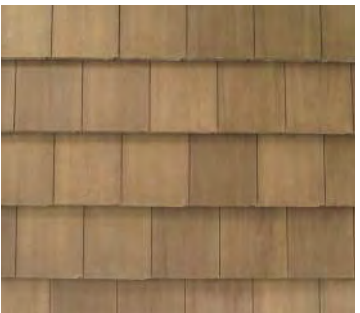
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



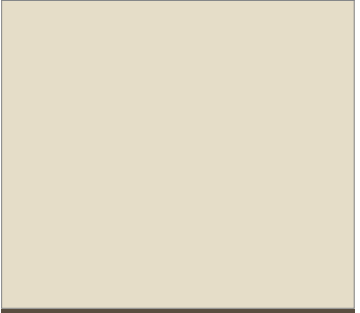
Right Elevation
Scale: Not to Scale



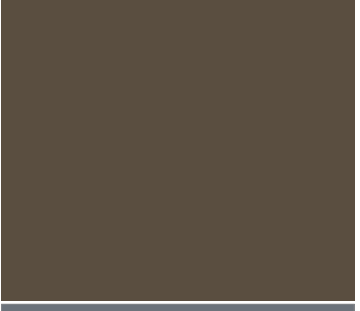
ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
WESTERN TRAIL FINISH



TILE - DALTILE
QUARTETTO
WARM PETALO
MATTE FINISH, 8" X 8" X 3/8"



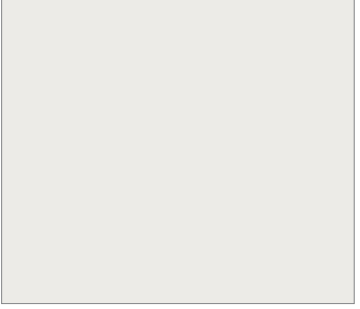
PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1101-2 SUGAR COOKIE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



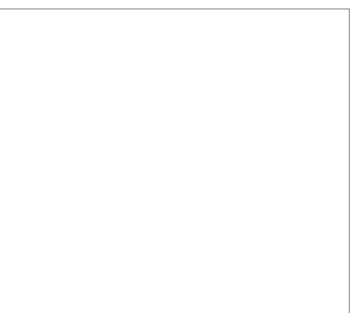
TRIM & FASCIA - PPG PAINT WITH WOOD
SUBSTRATE
PPG1023-7 AFTERNOON TEA
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG0993-6 OLD SILK
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
ARCHITECTURAL BRONZE FINISH



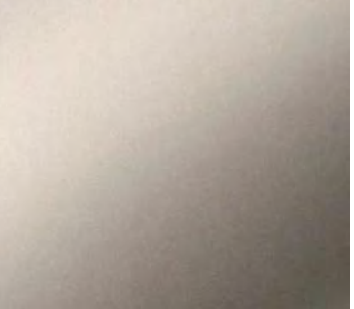
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

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SYLVAN CORNERS
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00



Front Elevation
Scale: Not to Scale



Left Elevation
Scale: Not to Scale



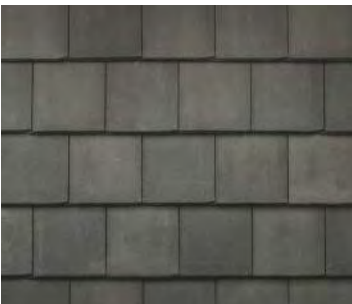
Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale

FARMHOUSE - PALETTE 2

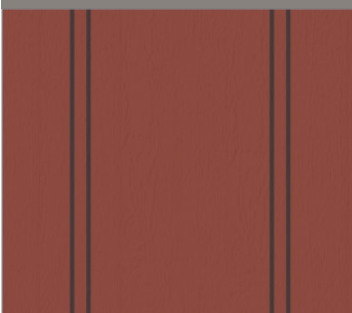
PLAN 4 TRADITIONAL



ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
BLACK CANYON FINISH



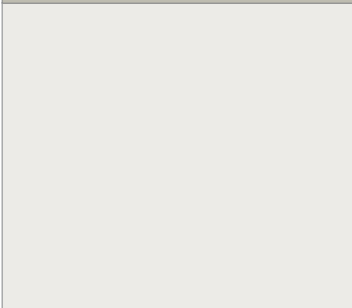
STANDING SEAM METAL ROOF
ASH GRAY FINISH



SIDING - LAP SIDING SMOOTH
PPG1065-7 CEDAR CHEST
4-22 PERMA-CRETE EXTERIOR FLAT FINISH



PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG0998-2 HIKERS PARADISE
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH



FRONT DOOR, GARAGE DOOR, TRIM,
COLUMNS & SHUTTERS - PPG PAINT WITH
WOOD SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



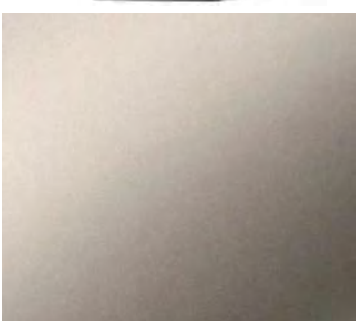
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



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MODERN PRAIRIE - PALETTE 2 |

PLAN 4 TRADITIONAL



Front Elevation
Scale: Not to Scale



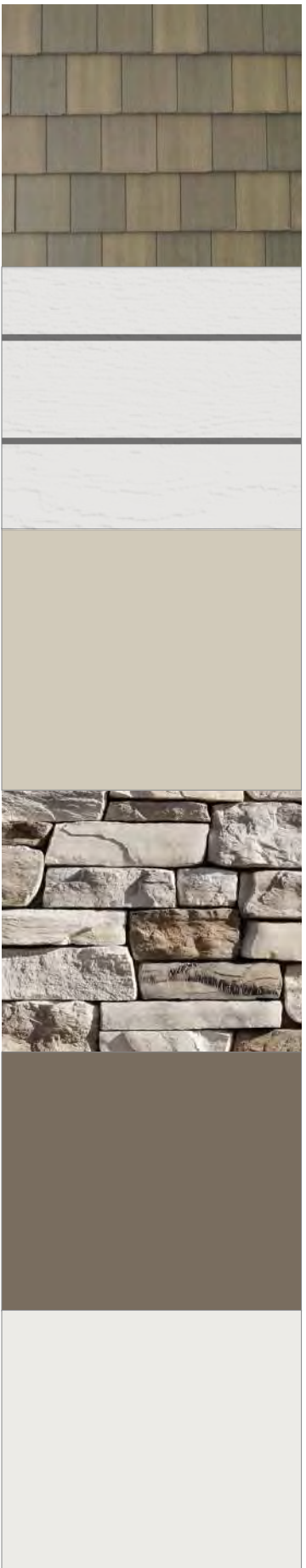
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY SLATE - CONCRETE TILE
TETON FINISH

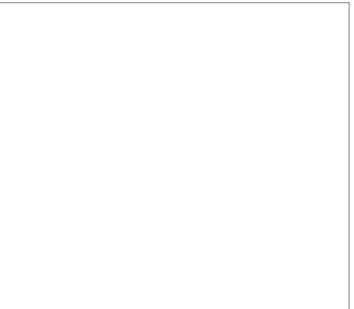
SIDING - LAP SIDING SMOOTH
PPG1001-2 ARIA
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1024-4 MOTH GRAY
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

STONE - ELDORADO
CLIFFSTONE
WHITEBARK FINISH

FRONT DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1025-6 SLEEPING GIANT
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



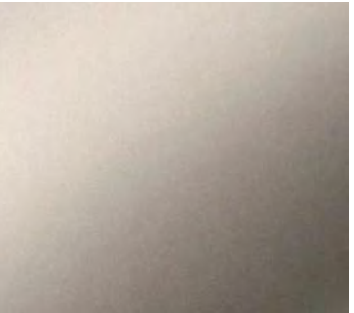
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



DOOR HARDWARE - KWIKSET
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD

SYLVAN CORNERS

CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00

SPANISH - PALETTE 3

PLAN 4 TRADITIONAL



Front Elevation
Scale: Not to Scale



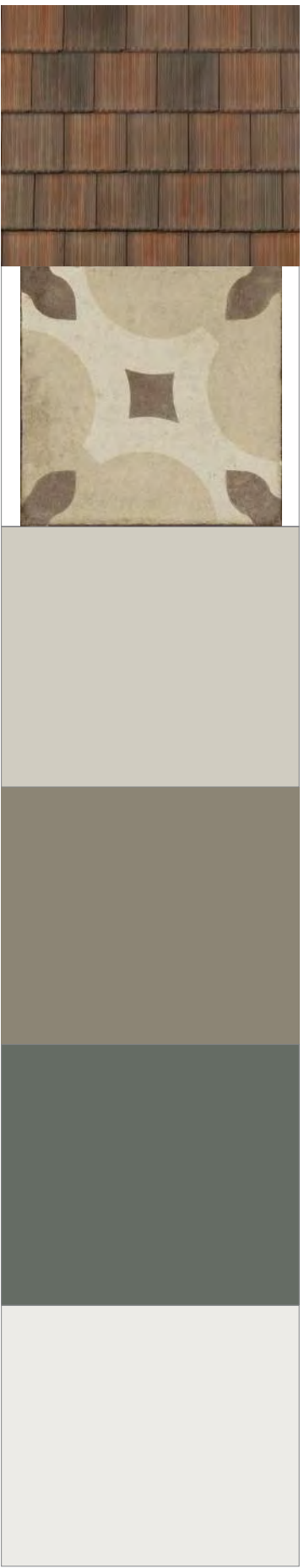
Left Elevation
Scale: Not to Scale



Rear Elevation
Scale: Not to Scale



Right Elevation
Scale: Not to Scale



ROOF TILE - WESTLAKE
SAXONY 900 SHAKE - CONCRETE TILE
HICKORY FINISH

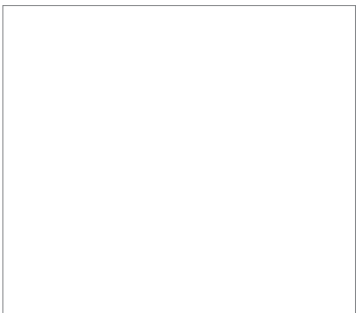
TILE - DALTILE
QUARTETTO
WARM PICCOLO FIORE
MATTE FINISH, 8" X 8" X 3/8"

PAINT - PPG PAINT WITH STUCCO
SUBSTRATE
PPG1025-3 WHISKERS
4-22 PERMA-CRETE EXTERIOR FLAT
FINISH

TRIM, CORBEL & FASCIA - PPG PAINT WITH
WOOD SUBSTRATE
PPG1025-5 DARK ASH
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT
WITH WOOD SUBSTRATE
PPG1033-6 GUNMETAL GRAY
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD
SUBSTRATE
PPG1002-1 SILVER FEATHER
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME
WHITE FINISH



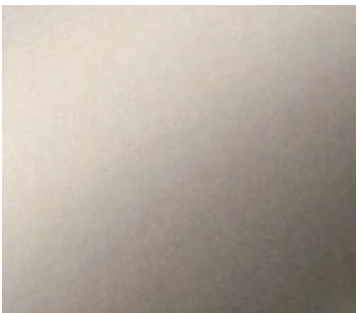
ADDRESS LIGHT - AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH



MAN DOOR - GENERATION LIGHTING
88027-12: ONE LIGHT OUTDOOR WALL
LANTERN
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING
CREIGHTON P560032 ONE LIGHT WALL
LANTERN
BLACK FINISH



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