AGENDA
JANUARY 22, 2020 - 7:00 PM
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

   a. Full Packet

      Documents:

      FULL PC PACKET 1-22-20.PDF

2. ROLL CALL
   Commission Members:
   Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer, Chair Lagomarsino

3. FLAG SALUTE

4. PUBLIC COMMENT
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning department and the Applicant for that agenda item.

5. CONSENT CALENDAR
   Approval of the meeting minutes for December 11, 2019.

6. PUBLIC HEARING

   a. DESIGN REVIEW PERMIT & USE PERMIT - SUNRISE VILLAGE SHOPPING CENTER - 5425 SUNRISE BLVD:
      The applicant is requesting approval of a Design Review Permit for the exterior renovation and 17,928 SF expansion of Sunrise Village Shopping Center and a Use Permit to allow drive-through service with the construction of a new 5,516 +/- SF pad building. The applicant is also requesting two entitlements related to signage. The first request is to amend the City's Sign Ordinance to increase the allowable square footage for wall signage for buildings within the Sunrise Boulevard/Greenback Lane Sign District which are set back more than 300 feet from the public right-of-way. The second request is for the approval of a Sign Exception to allow the placement of archway signage above two of the center's driveways. The Planning Commission will forward their recommendation to the City Council who will take final

action on the project at a future meeting. An Initial study and Negative Declaration was prepared for this project. Project Planner: Alison Bermudez

b. EXCEPTION TO SIGN REGULATIONS PERMIT - CITRUS GROVE - 8537 AUBURN BLVD:

The applicant is requesting an Exception to a Sign Regulations Permit for a new tenant directory monument sign proposed in the Citrus Grove Shopping Center. The project is Categorically Exempt from CEQA per Section 15301 (Minor Alteration to Existing Facility) of the California Environmental Quality Act. Project Planner: Eric Singer

c. DESIGN REVIEW PERMIT - MITCHELL FARMS - 7925 ARCADIA DRIVE:

The applicant is requesting approval of a Design Review Permit modifying the previously approved Design Review Permit for the Patio Homes and Traditional homes within the Mitchell Farms development. An EIR was previously prepared for the Mitchell Farms Project. No further environmental review is required. Project Planner: Casey Kempenaar

d. PARCEL MAP - 8501 AUBURN BOULEVARD:

The applicant is requesting approval of an existing Parcel Map into three additional parcels (four total) for the Studio Movie Grill/Big Lots property. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 or the CEQA Guidelines, relating to Minor Land Divisions. Project Planner: Casey Kempenaar

7. REGULAR CALENDAR

a. ELECTION OF NEW OFFICERS
Chair and Vice Chair

b. PLANNING MANAGER COMMENTS
Joint Council/Planning Commission Meeting - March 12

8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

City of Citrus Heights, 6360 Fountain Square Drive, Citrus Heights, CA
Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Boulevard, Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Karen Ramsay at (916) 727-4742. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or

someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at or prior to, this public hearing".

CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
AGENDA
Wednesday, January 22, 2020 - 7:00 p.m.
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

NOTE: The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to five (5) minutes, unless extended by the Chair. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

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1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

   Commission Members:
   Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer, Chair Lagomarsino

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DRAFT

City of Citrus Heights
Planning Commission Meeting
Minutes

December 11, 2019

1. **CALL MEETING TO ORDER**
   Vice Chair Schaefer called the meeting to order at 7:00 PM.

2. **ROLL CALL**
   Commission Present: Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer
   Absent: Chair Lagomarsino
   Staff Present: Bermudez, Flores, Jones, Kempenaar, McDuffee, Ramsay

3. **FLAG SALUTE**
   Planning Commissioner Scheeler led the flag salute.

4. **PUBLIC COMMENT**
   None

5. **CONSENT CALENDAR**
   The meeting minutes for November 13, 2019 were approved as submitted.

   M/S: Duncan/Van Duker
   AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer,
   ABSENT: (1) Chair Lagomarsino

6. **PUBLIC HEARING**

   A. **CALVARY CEMETERY – 7101 VERNER AVENUE:** Project Planner Bermudez presented a request for approval of a Use Permit, Design Review Permit and a Tree Permit to allow the expansion of activities at the Calvary Cemetery. The project includes the construction of a new administration building, chapel, and columbarium center, anew maintenance building, a new garage/storage area and the demolition of an existing maintenance building.

There was Planning Commission and staff discussion.

Vice Chair Schaefer opened the public hearing.

The applicant had no comments and there were no public speakers on this project.

Vice Chair Schaefer closed the public hearing and asked for commission comments.

Commission Comments

Commissioner Scheeler had no comment.
Commissioner Flowers had no comment.
Commissioner Van Duker spoke in support of the project.
Commissioner Ingle had no comment.
Commissioner Duncan had no comment.

Vice Chair Schaefer reopened the public hearing to ask the applicant how many staff members there would be.

Applicant Scott Miller said there would be 11 staff members.

Vice Chair Schaefer closed the public hearing.

Vice Chair Schaefer called for a motion.

Motions

A. Adopt the Resolution determining the Negative Declaration is the appropriate environmental document for this project and no further review is required.

   M/S: Flowers/Scheeler
   AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer,
   ABSENT: (1) Chair Lagomarsino

B. Approve the USE PERMIT for Calvary Cemetery located at 7101 Verner Avenue subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

   M/S: Flowers/Duncan
   AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer,
   ABSENT: (1) Chair Lagomarsino

C. Approve the DESIGN REVIEW PERMIT for Calvary Cemetery located at 7101 Verner Avenue subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

M/S: Flowers/Duncan
AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer,
ABSENT: (1) Chair Lagomarsino

D. Approve the TREE PERMIT for Calvary Cemetery located at 7101 Verner Avenue subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

M/S: Flowers/Duncan
AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer,
ABSENT: (1) Chair Lagomarsino

USE PERMIT FILE # UP-19-04 AND DESIGN REVIEW PERMIT FILE # DRP-19-10

1) The Use Permit and Design Review Permit approval shall be exercised within a two (2) year period from the date of final approval otherwise the Use Permit and Design Review Permit shall expire. (Planning)

2) This project is approved as described and as shown in Exhibits B through N and as conditioned or modified below. (Planning)

3) The project does not authorize cremation or embalming activities at the site. If these activities are desired in the future, the applicant is required to obtain the necessary entitlements in accordance with the Zoning Code. (Planning)

4) Minor modifications to the Use Permit and Design Review Permit may be approved by the Planning Division. Significant changes will require approval by the Planning Commission. (Planning)

5) The demolition of the existing maintenance building will require the permit from the City of Citrus Heights Building Division and Sacramento Metropolitan Air Management District (SMAQD).

6) The new parking lot must meet pre and post Best Management Practices (BMP's) for Stormwater mitigation. (Engineering)

7) The new driveways along Verner Avenue shall meet City Standards (Type A-6 Commercial Driveway). (Engineering)

8) Due to the distance to the nearest public sewer connection, the project may utilize a private sewage system. This private sewer system shall be

designed, installed, and regulated in accordance with the California Plumbing code. (Building)

9) The project superintendent shall stay in daily communication with the cemetery manager in regard to funeral services coming on to the cemetery grounds. Construction shall cease when funeral services begin and resume upon completion when directed by the cemetery manager. Construction deliveries shall be scheduled to avoid interfering with traffic flow. (Planning)

10) There burial grounds near the construction area of the administration/chapel building shall be protected with fencing. The fencing shall be located in such a way to ensure that it does not cross over any graves and maintains ample space for family members to visit. Irrigation shall be relocated in the section to keep the grass green and avoid hitting the construction site. Signage will be placed providing contacts for families with concerns. (Planning)

Conditions Required Prior to Issuance of Building Permit

11) A pre-construction nesting survey should be conducted within 14 days of any construction activities proposed during the nesting season (Feb 1 – Aug 31). If active nests are found, no work shall commence until an avoidance and monitoring plan is developed by a qualified biologist in coordination with the CDFW. If a setback is approved, no work shall occur with the setback area until the fledglings are capable of flight and are no longer reliant on the nest tree, as determined by the qualified biologist. (Planning)

Conditions Required Prior to Final of Building Permit

12) A vehicle turn-around is required at the end of Verner Avenue as shown on the site plan. This turn-around will require the dedication of a vehicle access easement for portions outside of the existing rights-of-way prior to occupancy of the building. (Engineering)

13) Please note that the existing rights-of-way (ROW) for Verner Avenue extends approximately 390 linear feet north from the proposed new cemetery gate. This ROW is owned by California State Department of Transportation (CalTrans) and this portion is currently used as a private street for the cemetery. The abandonment of this ROW requires a separate process and is not required or considered as part of this application. (Engineering)

14) A street barricade and signage shall be installed at the end of Verner Avenue in accordance with County Improvement Standards, Detail 4-63. Upon construction of the entry feature proposed at the end of Verner Avenue, staff will accept an alternative to the barricade. The alternative shall include the posting of an street sign ("END" (W31) and RED Type 4 Object Marker below it) with Type L (CA) Markers on each side. (Engineering)

15) A traffic sign reading, "NO OUTLET" (W14-2, 30"), shall be posted along Verner Avenue on the north side of the new driveway nearest Oak Lakes Lane. (Engineering)

16) All ground-mounted and roof-top equipment shall be screened. Screening shall be provided through landscaping or architectural design. (Planning)

17) The walls of the trash enclosures shall be treated with anti-graffiti coating.(Planning)

18) Prior to the Final of Building Permits, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans.(Planning)

Site Maintenance

19) Parking lot surface and double-striping shall be maintained in good repair. (Planning)

20) Any graffiti shall be removed within 24-hours (Planning)

21) Outdoor lighting shall be maintained in good working order. (Planning)

22) All landscaping shall remain watered and in a healthy condition. (Planning)

23) Ensure that addressing for the project is clearly indicated. Approved numbers or addressed shall be not less than six inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. (Fire)

GENERAL CONDITIONS OF APPROVAL FOR PROJECT

24) The project shall comply with all regulations of the City of Citrus Heights including the city's Municipal Code and Building Code.

25) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, California American Water.

26) The development shall meet all the requirements of the California State Water Resources Control Board's General Permit for storm water discharges associated with construction activity. (Engineering)

27) Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Citrus Heights Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff.

28) Prior to excavation or trenching, the applicant shall call Underground Service Alert (dial 811) for a mark out of service utilities.

29) Construction hours are limited to 6:00 a.m.to 8:00 p.m. on weekdays and 7:00 a.m. to 8:00 p.m. on weekends.

30) Prior to installation of Landscaping, the project Landscape Architect shall submit documentation to the City that demonstrates:

- Soil has been tested and prepared as necessary based on the Soils Analysis.
- The Irrigation has been installed compliant with the Zoning Code and approved landscape plan.
- Tree planting sites comply with the minimum soil volume as identified in the Zoning Code and landscape plan.

31) Prior to Final of Building Permit, the project Landscape Architect shall:

- Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan.
- 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 performed by a certified irrigation auditor.

32) The project shall implement measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) *Basic Construction Emission Control Practices*. http://www.airquality.org/LandUseTransportation/Documents/Ch3BasicEmissionControlPracticesBMPS%20FINAL5-2017.pdf.

33) The project shall incorporate a Full Capture Systems. The proposed capture system shall be subject to approval of the Engineering Division. Trash Amendments Systems are defined as “A treatment control, or series of treatment controls, including but not limited to, a multi-benefit project or a low-impact development control that traps all particles that are 5 mm or greater, and has a design treatment capacity that is either: a: of not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm in the subdrainage area, or b) appropriately sized to, and designed to carry at least the same flows as, the corresponding storm drain.”

34) 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 pre-contact and historic archaeologist, 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, he or she shall immediately notify the lead agency, the City of Citrus Heights, and applicable landowner. 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. Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the site either: 1) is not 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.
- If the find includes human remains, or remains that are potentially human, he or she 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 Public Resources Code, and Assembly Bill 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 NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). 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 Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). A Native American representative from a culturally and geographically affiliated tribe should also assess the significance of the find pursuant to PRC §21080.3.2 (a). Having just an archaeologist evaluate resources is inappropriate, especially if the resource is Native American in origin and may be considered a Tribal Cultural Resource. Also, UAIC would like to rebury any Native American human remains with appropriate dignity and respect, with the landowners permission.

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 agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

35) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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 TREE PERMIT FILE # TP-19-59

36) 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)

37) The Tree Permit shall be exercised within a two (2) year period from the date of final approval otherwise the Tree Permit shall expire. (Planning)

38) 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)

39) The following trees are authorized for removal:

Tree #	Species	Requires Mitigation
1901-1904, 1918	Pine	No
1905	Camphor	**Yes-33 inches**
1906-1908	Red Gum	No
1909-1913, 1915-1917, 1919	Eucalyptus	No
1914	Silver Maple	**Yes-36 inches**
1920	Pistache	No
Total Inches Removed Requiring Mitigation		**69 inches**

40) The applicant shall provide mitigation for the loss of 69 inches of tree removals. The final landscape plan shall provide a minimum of 69 15-gallon shade trees (or equivalent).

41) 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)

42) 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)

43) 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)

44) 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)

45) All finished grading shall ensure that no water will collect within the dripline of any native oak trees. (Planning)

46) 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)

47) 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)

48) 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)

49) 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)

50) 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)

51) 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)

52) The City may elect to hire a certified arborist to assist in monitoring the project. Should the City desire to do this, the applicant will be responsible to reimburse the City for these costs. (Planning)

53) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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)

B. ZONING CODE UPDATE: Project Planner Bermudez presented a request for the Planning Commission to review the attached Zoning Code Amendment concerning marijuana and forward their recommendation to the City Council.

There was Planning Commission and staff discussion.

Vice Chair Schaefer opened the public hearing.
There were no speakers.

Vice Chair Schaefer closed the public hearing and ask for commission comments.

Commission Comments

There were no comments.

Vice Chair Schaefer called for a motion.

Motions

A. Recommend the City Council find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) of the guidelines; and

M/S: Duncan/Van Duker
AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer, **ABSENT:** (1) Chair Lagomarsino

B. Recommend the City Council approve the proposed amendments to the Zoning code in regard to marijuana, as shown in Attachment 1.

M/S: Duncan/Van Duker
AYES: (6) Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer, **ABSENT:** (1) Chair Lagomarsino

7. REGULAR CALENDAR

None

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:52 PM to the next meeting of January 22, 2020.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary

CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING
January 22, 2020

Prepared by: Alison Bermudez, Associate Planner

REQUEST

The applicant is requesting approval of a Design Review Permit and Use Permit for the renovation and expansion of Sunrise Village Shopping Center. The project includes 17,928 square feet of expanded tenant space including a new 5,516 square foot pad building with drive-through service. The applicant is also requesting two entitlements related to signage. The first request is to amend the city's Sign Ordinance to increase the allowable square footage for wall signage for buildings within the Sunrise Boulevard/Greenback Lane Sign District which are set back more than 300 feet from the public right-of-way. The second request is for the approval of an Exception to Sign Regulations Permit to allow the placement of archway signage above two of the center's driveways.

Applicant:	MCG Architecture 111 Pacifica, Suite 280 Irvine, CA 92618	Property Owner:	Merlone Geier Partners 425 California St San Francisco, CA 94104

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1. Recommend that the City Council adopt the Resolution determining the Negative Declaration is the appropriate environmental document for this project and no further review is required.

2. Recommend that the City Council approve the Design Review Permit to allow the expansion and renovation of an existing shopping center project based upon the findings listed in the staff report and the conditions of approval listed in Attachment 5.

3. Recommend that the City Council approve the Use Permit to allow the construction of new retail pad building with drive-through services based upon the findings listed in the staff report and the conditions of approval listed in Attachment 5.

4. Recommend that the City Council approve a Tree Permit to allow the removal of numerous trees based upon the findings listed in the staff report and the conditions of approval listed in Attachment 5.

5. Recommend that the City Council approve an Exception to Sign Regulations Permit and Master Sign Program to allow the placement of archway signage over two driveway entrances based upon the findings listed in the staff report and the conditions of approval listed in Attachment 5.

6. Recommend that the City Council adopt the Ordinance approving a text amendment to the sign regulations as shown in Attachment 15.

As listed above, the project includes several entitlements, including an Ordinance Text Amendment which requires action by the City Council. The Zoning Code states that if the applicant submits more than one planning permit application for the same project, the application shall be processed concurrently, with all the permits being considered and acted upon by the highest review authority. Therefore, the Planning Commission's recommendation will be forwarded to the City Council for final action.

BACKGROUND

The project site is an existing shopping center known as Sunrise Village, located at the northwest corner of Sunrise Boulevard and Madison Avenue. (See Vicinity Map – Attachment 1). The shopping center was built under the jurisdiction of Sacramento County in the mid-1970s and currently includes a variety of retailers and restaurants. The property is zoned Shopping Center (SC). The General Plan designation is General Commercial.

The project setting is summarized in the tables below:

File #'s:	UP-19-03, DRPMOD-19-05, EX-19-01, OTA-19-03 & TP-19-68
Location:	5425 Sunrise Boulevard
Parcel Numbers:	233-0440-002, 003, 006, 024, 027, 028 & 029
Parcel Size:	15.14+/- Acres
REACH Neighborhood:	The site is within Neighborhood Association # 11

ZONING AND LAND USES

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE
On-Site	SC (Shopping Center)	General Commercial	Retail Shopping Center
North	LC (Limited Commercial)	General Commercial	Offices
South	SC (Outside City Limits)	General Commercial (Outside City Limits)	Retail Shopping Center
East	SC	General Commercial	Sunrise Boulevard Retail Shopping Center
West	BP (Business Professional)	General Commercial	Offices

PROJECT DESCRIPTION

The proposed project is the renovation of an existing shopping center. The proposed project will demolish a vacant 3,900+/- square foot (SF) pad building and reconstruct a new 5,516 +/- SF pad building with drive-through service. The main shopping center building will be expanded by enclosing adjacent loading and parking areas that are underutilized. The total net increase for the center is 17,928 SF of new floor area.

The facades of the existing buildings will receive significant exterior enhancements including metal canopies above the walkways in front of the buildings, new outdoor patio spaces, and a revised roofline. The project will also provide increased landscaping, internal pedestrian pathways and other associated site improvements. The proposed renovation will significantly enhance the center's appearance within one of the city's major shopping centers.

The applicant is also requesting an amendment to the city's Sign Ordinance to increase the square footage allowance for buildings within the Sunrise Boulevard/Greenback Lane Special Sign District. The amendment would increase the allowable wall signage from two square feet to three square feet per linear foot of building frontage for locations setback from the right-of-way 300 feet or more. The applicant also proposes a Master Sign Program which includes the request for an Exception to Sign Regulations Permit to allow the installation of archway identification signs over two different driveways. One archway would be installed above one of the Sunrise Boulevard driveways and the second archway above one of the Madison Avenue driveways.

Design Review Permit Modification (DRPMOD-19-05)

Design Review Permit – Description of Request

The proposed project is the renovation of an existing shopping center which includes the demolition of a vacant pad building, the construction of new larger pad building with drive-through service and the expansion of the main shopping center building by enclosing adjacent loading and parking areas that are underutilized. The project will also significantly modernize the appearance of the center with major architectural changes and enhancements as described further in this report.

The overall project information is below:

Existing Total Building Area	157,281 SF
Building Area to be Removed	-3,900 SF
New Pad Building	5,516 SF
Total Building Area	**175,209 SF**
Total Net Increase	*17,928 SF*

The renovation will also provide increased landscaping, internal pedestrian pathways and other associated site improvements as shown on Attachment 6.

Architectural Elevations

The facades of the existing buildings will receive significant exterior enhancements including new plaster finish in several areas, the addition of composite wood accents to several storefronts, the installation of metal canopies above the walkways, and new outdoor patio spaces. The existing pitched roof with barrel tile coverings will be removed and the new roof line will be flat but vary in height from 19 feet to as high as 37 feet. The existing arcade style walkways along the frontages of the retail buildings will also be removed to open up visibility into the tenant spaces. The walkways will be enhanced with the use of metal canopies above the tenant storefronts.

The new color palette for the project consists of primarily shades of grey with dark accents that complement the composite wood and the metal canopies. The building facades will have a number of plane changes which are accented by varying shades of the color palate. Figure 1 provides an overview of the proposed design and colors; refer to Attachment 9 for a complete review of the entire center.

Figure 1: Color Elevations Samples





Frontage Improvements

In accordance with the city's adopted Pedestrian Master Plan, the project will widen the sidewalk along Sunrise Boulevard to eight feet and install a four foot landscape planter between the street and the new wider sidewalk. In addition, the curbing along Sunrise Boulevard will be removed and replaced with vertical curb and both driveways along Sunrise Boulevard will be removed and replaced to meet current accessibility requirements. Improvements along Madison Avenue include the removal and replacement of the three streetlight poles to meet current requirements.

Pedestrian and Transit Facilities

The project will add two sidewalks in the parking lot, significantly improving the pedestrian path-of-travel routes within the shopping center. These new sidewalks will interconnect the pedestrian routes from the Majors building to new Pad 3 and existing Pads 4, 5 and 6.

The connection from one of the new sidewalks to new Pad 3 is proposed to be delineated through the use of striping. The city's commercial design guidelines state that pedestrian walkways within

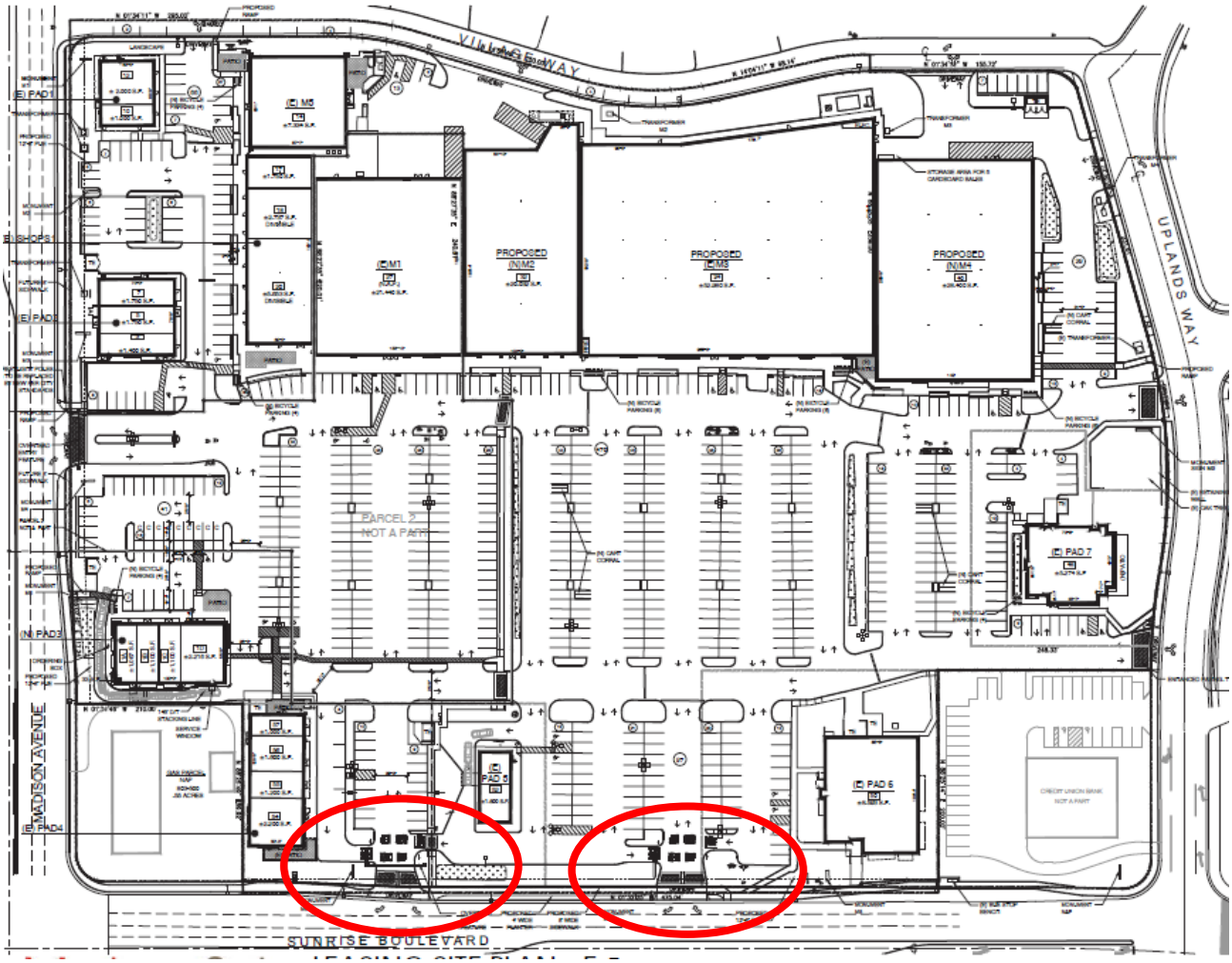
a site be distinguished from driving surface through the use of special pavers, bricks, or colored/textures concrete to enhance pedestrian safety. Since Pad 3 is a newly constructed building, Planning is requiring the new connection to this building meet the design guidelines. Therefore, in accordance with the guidelines, the project has been conditioned that this connection utilize enhanced surface materials instead of the striping as proposed (condition 2).

A Regional Transit bus stop is provided along the Madison Avenue side of the project site and pedestrian connectivity between the bus stop and the project site will be provided.

Circulation

The General Services Department has reviewed potential traffic impacts associated with the proposal and have requested a minor modification to the circulation pattern at the two Sunrise Boulevard driveways. Currently, when entering the site from Sunrise Boulevard, vehicles can make an immediate right/left turn. This turning movement does not comply with current standards and is a safety concern due to the travel speeds of cars entering the center from Sunrise Boulevard. Therefore, project is conditioned to modify these two driveways. Through the use of increased planter widths, signage and pavement markings, vehicles entering the center from Sunrise Boulevard will be directed to continue straight, prohibiting an immediate right or left turn. The location of these changes are shown below.

Figure 2 – Site Plan/Sunrise Boulevard Driveway Modifications Map



Landscaping
The site currently has several existing street trees along all sides of project site. To provide additional shading, the applicant is planting additional street trees as shown on Landscape Plans (Attachment 12).

The interior of the site has many well maintained landscape planters filled with grasses and trees. As part of the project, the planters will be updated with new groundcover, shrubs, trees, and an irrigation system.

New landscape planters are being installed between the parking lot and walkway of the Majors building. Several new tree wells will be placed throughout the parking lot, providing opportunity for increased shade. Additionally, a new landscape planter will be installed along the frontage of Sunrise Boulevard between the two driveways. This new planter will provide separation between the roadway and the new eight foot wide sidewalk for pedestrians along Sunrise Boulevard.

The project will include the removal and replacement of numerous trees, which will be further discussed under the Tree Permit section of this report.

Drainage Improvements
The project includes a number of Low Impact Development (LID) principles including the use of pavers in portions of the parking field and vegetated swales to capture water runoff, installation of trash capture facilities which prevent trash and litter from entering the storm drain, and roof drains which provide infiltration devices before excess stormwater enters the storm drain system.

Design Review Permit - *Analysis*
The Citrus Heights Zoning Code (Section 106.62.050) requires review authority make 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 Sunrise Village Remodel Design Review Permit is consistent with the General Plan, any applicable specific plan, development agreement, and/or any previously approved planning permit.***

The proposed site is designated General Commercial in the General Plan Land Use Diagram. The proposed development is consistent with the land use designation of General Commercial. The proposed development is also consistent with many of the Goals and Policies of the General Plan, particularly Goals 8, 9, 10 and 11:

- *Goal 8: Maintain the economic strength of retail centers by focusing retail activities at major intersections.*

- *Goal 9: Revitalize and maintain corridors as economically viable and physically attractive.*

- *Goal 10: Achieve attractive, inviting and functional corridors*

- *Goal 11: Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights.*

This project will provide for the reimaging of an older shopping center and will bring in new retail users to the city and within Sunrise MarketPlace. The redesign of the center will improve visibility

of the retail center from Sunrise Boulevard and Madison Avenue, two of the largest thoroughfares in the region.

Based upon the information above, staff believes the project meets this required finding.

- ***The Sunrise Village Remodel Design Review Permit complies the applicable provisions of the Zoning Code.***

- ***The Sunrise Village Remodel provides architectural design and building massing and scale that are appropriate to and compatible with the site surroundings and the community.***

- ***The Sunrise Village Remodel Design Review Permit 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 is located within the Shopping Center (SC) zoning designation. The SC designation allows for a wide range of retail and service land uses and promotes grouping of these uses as proposed by the project. The location and style of the proposed center is consistent with the SC zoning designation.

Architectural Elevations. The proposed architectural elevations for the center are provided as Attachment 9. The proposed elevations are similar in character to buildings found throughout Sunrise MarketPlace. The project includes complimentary architectural details and materials on all buildings proposed for the site. The proposed buildings range between 19' and 37' in height.

The commercial design guidelines specify that new development avoid "boxy" structures with large, flat wall planes by articulating building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow. With the use of these various architectural features such as wall plane changes, composite wood surfaces and metal canopies, proposed elevations create visual interest and avoid the boxy appearance.

The combination of varying materials, grey tones and accent colors, as well as integrating architectural features for the design of the buildings help to create an attractive development. The new rooflines, enhanced internal walkways and new exterior finishes will significantly improve the streetscape of the center and improve the shopping experience.

Landscaping. The Landscape Plans for the project are provided in Attachment 12. The site currently has landscape planters with mature grasses and trees. The project will increase the number of planter areas within the parking lot providing opportunity for additional shade trees, increasing the shade cover from the current 30% to over 48% within 15 years.

The project will necessitate the removal of several trees including some Ash, Eucalyptus, Chinese Elm, and other trees. Trees proposed for removal are not protected by the city's Tree Preservation Ordinance and most are proposed for removal due to health reasons. The proposal includes the preservation of several oak trees on the site. Preservation measures are required for trees proposed to remain as discussed in the Tree Permit section of this report.

Based upon the information above, staff believes the project meets these required findings.

- ***The Sunrise Village Remodel Design Review Permit project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate.***

Circulation. There project is currently served by several driveways which provide access from all sides of the project site. The existing driveways and access to the site has been analyzed by the General Services Department. As discussed earlier, a slight modification will be made along the Sunrise Boulevard side at the driveway entrances.

As part of the project, an existing restaurant pad building will be removed and replaced with a new multi-tenant pad building with drive-through service. The new pad building is within the same general footprint of the former restaurant building although there is the addition of the drive-through element. As shown on the site plan, Attachment 6, the drive-through is sufficient in length and in a location which will not impede ingress/egress of the site. Additional information regarding the drive-through is discussed under the Use Permit Section of this report.

As mentioned earlier, the project will add two sidewalks in the parking lot, significantly improving the pedestrian path-of-travel routes within the shopping center. These new sidewalks will interconnect the pedestrian routes from the Majors building to new Pad 3 and existing Pads 4, 5 and 6. Access to the public sidewalk will also be improved with new connections from Pad 3 and Majors building to the sidewalk.

Parking. The Zoning Code establishes minimum parking requirements to ensure adequate off street parking is available for retail centers. The table below demonstrates the project, including the expansion, will continue to exceed the minimum parking requirements.

Parking Calculation	New Project SF	Parking Required	Parking Provided
1 per 300 SF	175,209 SF	585 Spaces	716 Spaces

- ***The Sunrise Village Remodel Design Review Permit project provides appropriate open space and landscaping, including the use of water efficient landscaping.***

The center's landscaping will be vastly improved with the installation of additional planters and tree wells which will provide opportunity for increased shading. Numerous trees and grasses will be removed and replaced with more appropriate species and irrigation system will be added and/or replaced as needed. The building permit application will be required to provide a final landscape and irrigation plan demonstrating the use of water efficient landscaping and irrigation.

Based upon the information above, staff believes the project meets this required finding.

- ***The Sunrise Village Remodel Design Review Permit project complies with all applicable design standards in Chapter 106.21(Design Standards), and/or other applicable City design guidelines and policies.***

The design of the project will significantly improve the center's visibility and attractiveness. The redesign utilizes high quality exterior materials including metal awnings and composite wood which will modernize the centers appearance. The centers roofline will also be modernized with a flat roofline of varying heights to provide visual interest. Pedestrian connections from the public sidewalk to the center as well as new internal pathways, will significantly improve the paths of travel for the visitors of the center.

Based upon the information above, staff believes the project meets this required finding.

Design Review Permit - Conclusion
As proposed and conditioned, staff believes the findings can be made to approve the Design Review Permit for this project. Staff recommends approval of the Design Review Permit subject to the conditions of approval contained in the staff report.

USE PERMIT (UP-19-03)

The project includes the removal of a vacant restaurant building and the construction of a new multi-tenant pad building with drive-through service in relatively the same location. A Use Permit is required to allow a drive-through uses within the SC (Shopping Center) zoning district. Although the exact tenant is unknown at this time, the applicant has provided sufficient information for the analysis required for a Use Permit.

Use Permit– *Analysis*
Section 106.62.050.F of the Zoning Code consists of findings the Review Authority must make to approve or disapprove an application for a Use Permit. The findings are written below in ***bold italics*** and are followed by a review of the proposal against the findings.

- ***The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and Municipal Code.***

The zoning designation for the subject property is SC (Shopping Center) which allows drive-through uses with the approval of a Use Permit. The proposal also complies with other provisions of the Zoning Code and the Municipal Code relating to parking, setbacks, building height and other applicable development standards of the Code.

The new Pad 3 building will include a tenant with drive-through service near Madison Avenue. The Zoning Code includes specific criteria for the design of drive-throughs. The criteria includes adequate vehicle stacking distance, screening of the drive-through lane and the inclusion of outdoor seating. The project will provide stacking space for ten vehicles as required and the new Pad will feature a prominent outdoor seating space at the north end of the building.

As mentioned above, the Zoning Code requires drive-through lanes to be screened from the view of the street through the combined use of decorative low walls, berming and landscaping. The landscape plans indicate several shrubs will be planted adjacent to the drive-through lane that runs parallel with Madison Avenue. While the planting of the shrubbery will provide some screening, staff believes more screening is necessary. The project is also conditioned to install a low wall in conjunction with the shrubbery, further enhancing the screening of the vehicles in the drive-through service lane as required by the code (condition 2).

The project has also been conditioned to extend the screening of the drive-through to the north, along the shared property line of the existing gas station to the east. While this portion of the drive-through lane is not adjacent to Madison Avenue, it is visible from the street when traveling westbound on Madison Avenue. In review of the site plan, there is minimal space in this area for the inclusion of a screen wall but there is opportunity for increased shrubbery and/or a short fence which could provide screening. The condition will require that prior to the approval of the final landscape plan, a screening design is proposed and approved by staff (condition 2).

Based upon the information above, staff believes the project meets this required finding.

- ***The proposed use is consistent with the General Plan and any applicable specific plan.***

The General Plan land use designation is General Commercial which provides for retail uses, services, restaurants, professional and administrative offices, and other similar and compatible uses. The proposed redevelopment of a retail complex is consistent with the General Plan land use designation of General Commercial. In addition the proposal is consistent with General Plan goals and policies that support viable and attractive development within major corridors and that encourage economic development. Some of the applicable General Plan goals and policies are as follows:

- *Goal 10: Achieve attractive, inviting and functional corridors.*
  - *Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.*
  - *Policy 10.9: Require upgraded architectural and landscape features on projects involving auto intensive facilities.*
- *Goal 15: Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health.*

Based upon the information above, staff believes the project meets the goals of the General Plan and the required finding.

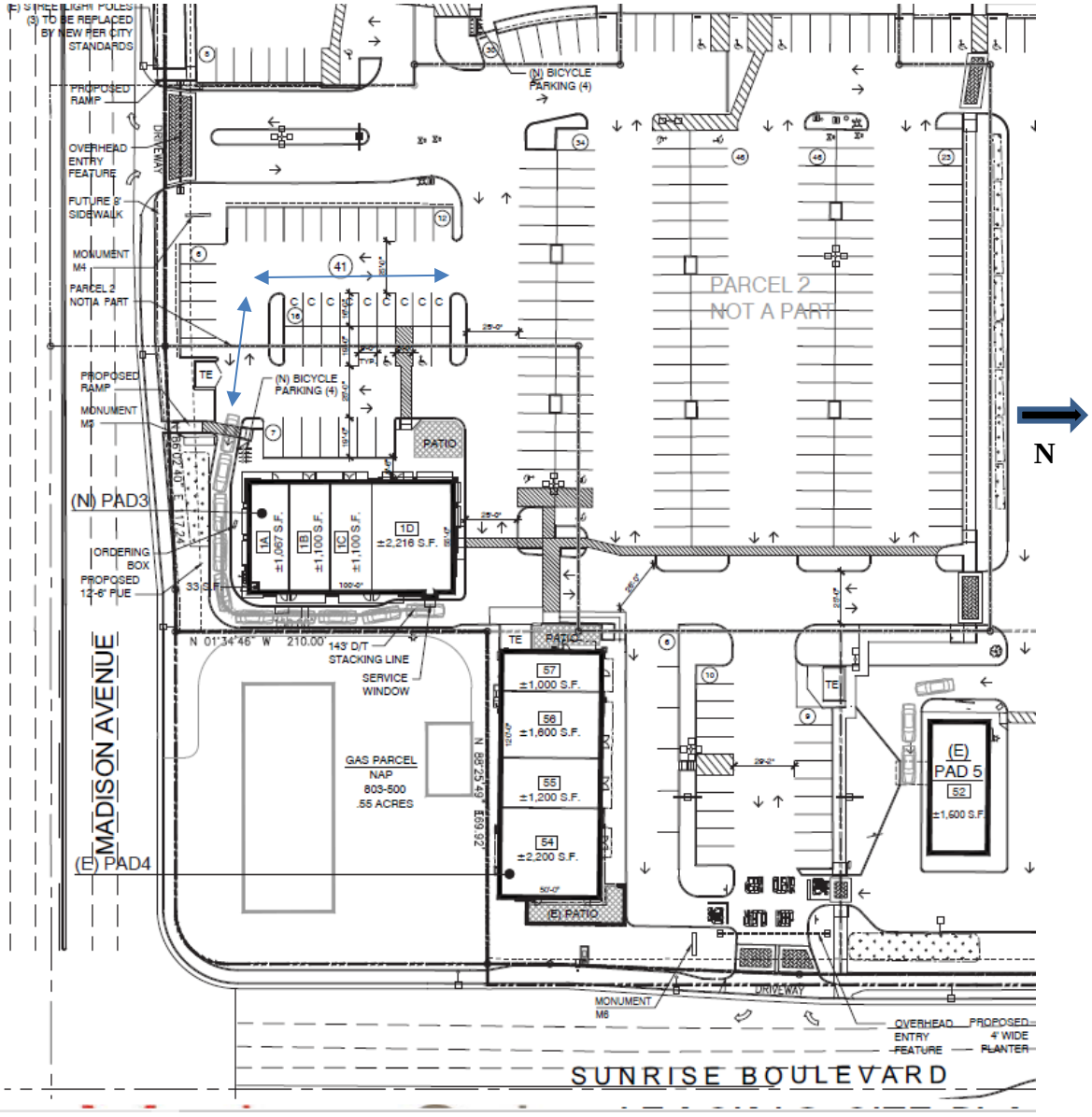
- ***The design, location, size, and operating characteristics of the facility are compatible with the existing and future land uses in the vicinity.***

The project site is within an existing 15.14 acre retail center. The proposed drive-through useris located along Madison Avenue. The site is surrounded by other commercially designated parcels and commercial uses to the north, south, and to the east. In general, drive-through uses have the potential to impact surrounding uses due to the sound of speakers serving drive-through windows. Since the nearest residence is 800 feet to the west and affected by the existing ambient roadway noise, noise from the drive-through will not disturb the surroundings.

Circulation

The proposed new pad building, adjacent to Madison Avenue along the south end of the center, will not have direct access onto Madison Avenue. An enlarged site plan of the new pad building with drive-through is shown below.

Figure 3: Site Plan of Pad Building with Drive-through



Drive-through users will enter the drive-through loop from within the center. The arrows shown on Figure 3 demonstrate the typical travel path. Upon exiting the drive-through, the user can continue straight to access the Sunrise Boulevard driveways or turn left to exit using the Madison Avenue driveways.

The drive-through lane can accommodate 10 vehicles and in most instances vehicles will be accommodated entirely within the proposed drive through lane. In the event that additional cars are queuing, they would queue within the dedicated parking area of the pad building and not into any major drive aisles or driveways, providing safe and efficient circulation.

Based upon the information discussed above, the design, location, size, and operating characteristics of the facility are compatible with the existing and future land uses in the vicinity.

- ***The site is physically suitable for the type, density and intensity of the use, including access, utilities, and the absence of physical constraints.***

The project is the redesign of an existing shopping center and demolition of a vacant restaurant and construction of a new multi-tenant building with a drive-through use.

The project is currently served by water, sewer, stormwater system, electricity and other utilities. The project has been designed to tie into the existing utility networks and the utility providers included conditions to ensure the project meets current standards and will be able to be served accordingly.

The project is a redevelopment of an existing site. No physical constraints have been identified.

Based upon the analysis above and recommended conditions of approval are no identifiable physical constraints for the proposed use.

- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the proposed project is located.***

The site is surrounded by other commercial uses on three sides, and has been designed to comply with the city's development standards including the city's guidelines for drive-throughs.

Based upon the analysis above and recommended conditions of approval, the Use Permit will not be detrimental to public interest, health, safety, convenience, or welfare, nor materially injurious to persons, property, or improvements in the vicinity and zoning district.

Use Permit - *Conclusion*
Based upon the information above, staff believes that the required findings to approve a Use Permit can be made that would authorize the operation of a drive-through restaurant subject to the findings and conditions of approval contained in the staff report.

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, heritage trees, mature trees, and others as identified in the Zoning Code.

Tree Permit - *Analysis*
The shopping center has nearly 200 on-site trees. An Arborist Report was prepared to assess the health and condition of the existing the trees (Attachment 2). Of the nearly 200 existing trees, the Arborist has recommended 57 trees be removed for health reasons such as poor trunk structure, decay, as well as the existing safety hazards due to the mature root system damaging the hardscape. Of the 57 trees recommended for removal, 22 of the trees are considered protected due to their size (greater than 19 inches) and most of the trees being removed are Ash and Sycamore varieties. No Oak trees are being removed with this project.

While staff does have concerns over the number of mature trees being removed, it is understood through communication with the arborist and the applicant that many of the species are not appropriate for parking lots due to the potential damage their roots cause to parking surfaces. Many of these trees have already damaged the parking lot and resulted in numerous tripping

hazards. The new landscape plan will plant species more appropriate for the vast parking lot but will also include increase the number of overall trees. The proposal will provide 13 new street trees, 41 new parking lot trees and 65 new accent trees,

The development may result in physical improvements encroaching within the critical root zone of certain trees. As a result, several conditions of approval are included to ensure the ongoing protection and safety of these trees during construction. The project has been conditioned to ensure the trees that remain will be preserved during construction.

Tree Permit - *Conclusion*
Based on the analysis above and the fact that the applicants will be required to replace the loss of the protected tree proposed for removal, staff recommends approval of the Tree Permit.

EXCEPTION TO SIGN REGULATIONS PERMIT- (EX-19-01)

In 2012, a process was established to allow for additional creativity and flexibility in signage design through a discretionary process. This process, an Exception to Sign Regulations Permit, allows for certain deviations to the sign code to allow signage that would otherwise be prohibited by the Zoning Code.

The intent and purpose is a key component of the Sign Exception process. The Staff Report for the Zoning Code amendment that created the process included the following summary of the process intent:

> *The process is intended to result in signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development.*
>
> *Similarly, it is important for the review authority to understand that while flexibility is important, it may not be appropriate in every situation. Understanding what is not intended by the ordinance amendment is equally as important:*
>
> *It is not the intent of this amendment to allow an exception to sign regulations for conventional signage that does not promote good design.*
>
> *It is not the intent to allow larger, taller, brighter, more prominent sign simply because the business believes it is necessary.*
>
> *It is also not the intent to create "precedent" by approving an exception to sign regulations. Each individual application should be considered on its own merits and based on the unique conditions impacting the design. For example, if one application is granted approval for a reduced setback due to a unique design or site restriction, it does not mean that all future applications should expect the same exceptions to be applicable.*

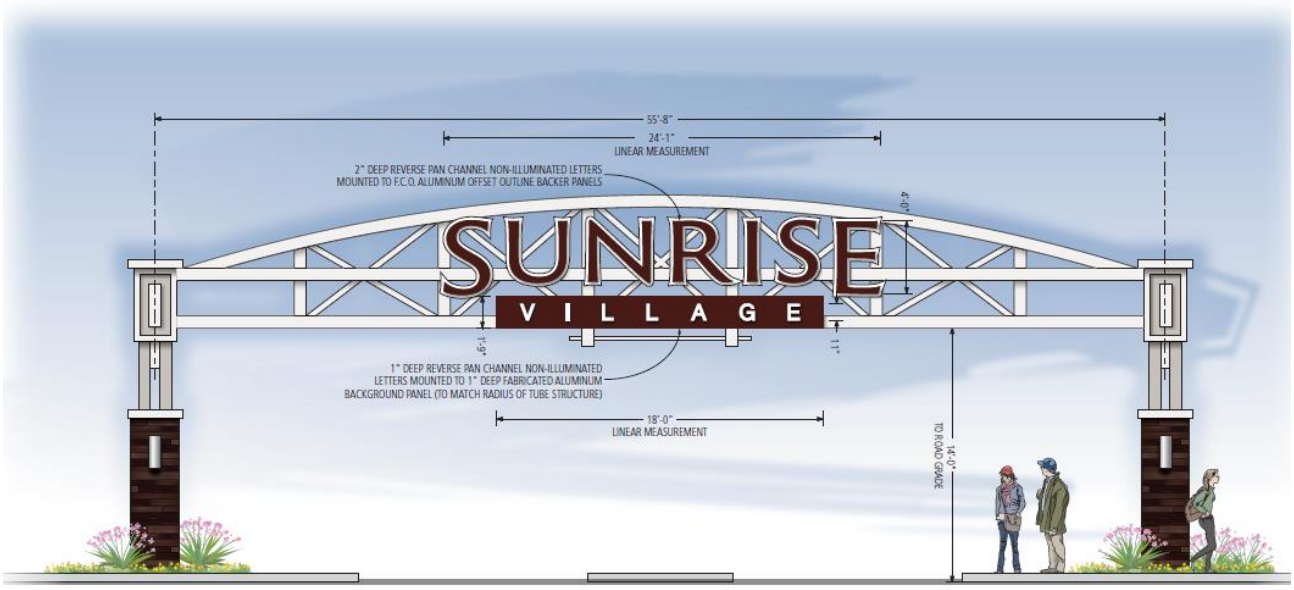
REQUEST FOR EXCETPTION

The applicant for the Sunrise Village Redesign Project is requesting a sign exception to allow the installation of archway features above two driveways entrances. According the applicant, Attachment 3, the proposed archways will increase the center's prominence, increase visibility and identify the center as a destination.

Driveway Entrance Sign

The applicant is proposing a 55'8" wide x 20' tall non-illuminated archway sign identifying the project site as "Sunrise Village" above two different driveways, one on the Sunrise Boulevard side and the other on the Madison Avenue side. As shown below, a large horizontal and vertical support structure will support the identification sign and the archway base will use materials that complement the center's new design.

Figure 4: Driveway Arches



Analysis

Section 106.62.080 establishes a procedure for Exception to Sign Regulation Permits. This code provision requires that findings be made by the review authority in order to approve an Exception to Sign Regulations Permit. The required findings for the Exception to Sign Regulations Permit are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The design quality of the signage has a positive visual impact on the surrounding area, is a unique design exhibiting a high degree of creativity and thoughtfulness, and provide a strong graphic character through the creative use of color, graphics, proportion, materials, scale and texture.***

Although the Zoning Code does not have a provision that would allow for archway signage, this type of element is frequently used within large commercial centers. The nearby Quail Ridge Shopping Center, located across the street from Sunrise Village and outside the city of Citrus Heights jurisdiction, has very similar archway elements over its driveways.

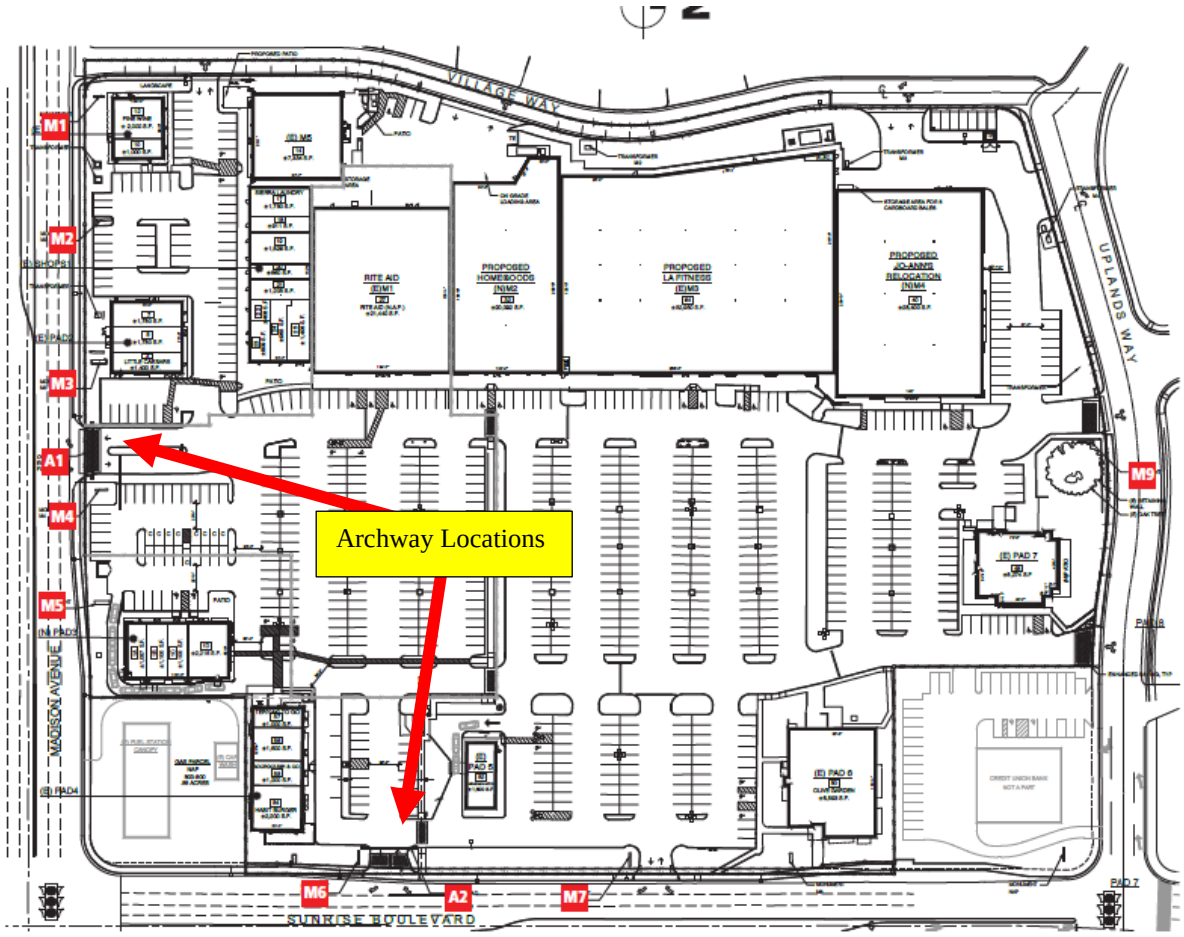
The proposed archway sign uses colors complementary to the center and quality materials which provide visual interest. The proposed sign is a unique design exhibiting a sense of place, creativity and thoughtfulness which will provide a new and unique focal point at the entrances.

- ***The signage enhances the architectural elements of the related buildings, is placed in a logical location in relation to the building façade, and is constructed of superior quality materials.***

The property owner is investing time and resources to redevelop the project site into an exciting and attractive destination. As part of the overall project, the applicant developed a master sign plan which provides cohesive design elements that tie the various tenant spaces together but still give each tenant space its own identity. The archway sign compliments these efforts.

The proposed archway sign will be placed in two locations as shown below:

Figure 5: Archway Locations



- ***The signage is located and designed so as not to cause light and glare impacts on surrounding uses; and***

The sign is non-illuminated and will not emit light or glare.

- ***The signage meets the intent and purpose of the Exception to Sign Regulations chapter: The purpose is to create signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development. The Exception to Sign Regulations is intended to create signage that promotes a sense of place within a development and the larger community. The Exception to Sign Regulations is not intended to be an avenue to simply apply less restrictive sign regulations to conventionally designed and constructed signage.***

Staff believes the driveway archway signs are consistent with the purpose of the Ordinance and it will be an attractive addition to the Sunrise Village Shopping Center. The signage will help create a sense of place within the development.

Exception to Sign Regulations - *Conclusion*

Based upon the analysis above, staff believes that findings can be made to approve an Exception to Sign Regulations subject to the findings and conditions of approval contained in within this staff report.

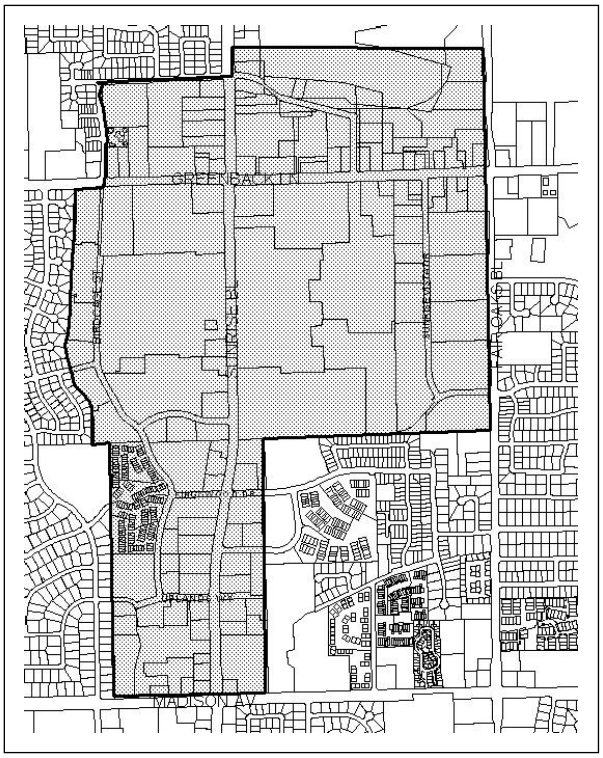
ZONING CODE AMENDMENT - SIGNAGE - (OTA-19-03)

The applicant is also requesting an amendment to the city's signage regulations. The request is to increase the square footage of the allowable wall signage for buildings within the Sunrise/Greenback Special Sign District which are setback 300 feet or greater from the primary roadway. The applicant is requesting an increase in square footage from two square feet per liner foot of building frontage to three square feet of signage per linear foot.

According to the applicant, the amendment is necessary in order to provide increased visibility of the businesses when buildings have this extensive setback from the roadway (Attachment 3). In many situations, buildings which have this greater setback distance commonly have pad buildings and mature landscaping impeding visibility of the buildings from passersby.

The amendment is proposed only for those locations within the Sunrise/Greenback Sign District, as shown in Figure 6.

Figure 6- Special Sign District



As part of the project, the applicant has submitted its Master Sign Plan (MSP) for the center (Attachment 14). The MSP provides for uniform style, construction, height, size and placement of signs within the proposed project. As part of the MSP, the applicant is proposing aesthetic upgrades for all existing monument signs within the center. The number and size of the monument signs is not increasing; rather, the applicant is proposing adding architectural and design elements complementary to the proposed archway signs and the façade improvements for the center.

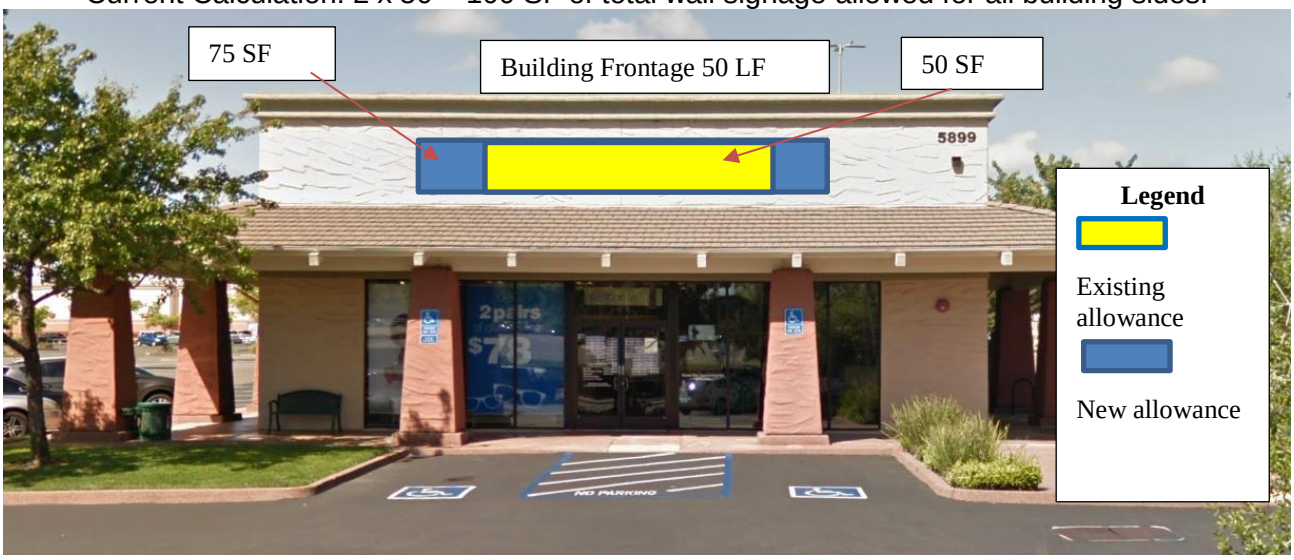
The applicant has requested the increase in allowable wall signage to address the significant distance of the western portion of the center from Sunrise Boulevard. These buildings comprise the bulk of the developed square footage of the center; however, are located nearly 500 feet away from Sunrise Boulevard. Visibility toward these structures is hindered by pad buildings as well as landscaping.

Furthermore, according to the applicant there are a number of tenants considering locating within the center but often they require larger signage. Additional flexibility will help with the marketing of the center to attract new tenants.

Current Sign Regulations

The sign regulations currently allow wall signage at a ratio of 2 SF of signage for every linear foot of primary building frontage. This calculation is applied city-wide and is generally sufficient to accommodate tenant's needs and provide adequate opportunity for identification. An example of wall signage calculation for the picture shown below is as follows:

Building frontage: 50 linear feet
Current Calculation: 2 x 50 = 100 SF of total wall signage allowed for all building sides.



The photo above is a sample of how the sign allowance may be used. The allowed signage is split between all building sides placing wall signs. The photo represents a common signage application. Applying the current standards (2 SF per 1 LF), a building with 50 feet of frontage would be allowed 100 SF of wall signage. The yellow box represents an approximate area of 50 SF. The remaining 50 SF would be used on the other sides of the building.

The blue box represents the approximate size of sign allowed if the 3 SF method was applied (150 SF), 75 SF being used on the front and the remaining 75 SF being divided between the other three building sides.

Current Sign Regulation Limitations

Advertising and retailing is constantly changing. One trend occurring in many locations is the combining of empty tenant spaces into larger units for users such as fitness centers. In the past, the signage regulations have been adequate to address the needs of retailers but as empty retail space gets combined into larger spaces, more signage is needed to keep signage proportional to the building size.

Although the existing sign regulations strive to balance the concerns of the business community, safety, and aesthetics, there are times when the regulations do not adequately address each situation, as in the case of buildings which are at a significant distance from the roadway.

ANALYSIS

The Citrus Heights Zoning Code (Section 106.62.050) requires the review authority make two findings before approving a Zoning Code Amendment. 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 proposed amendment is consistent with the General Plan***

The proposed amendment would allow for increased wall signage within the special sign district. The special sign district (Figure 6) closely follows the same boundaries as the Sunrise MarketPlace business district. The following General Plan goal and policy supports the Sunrise MarketPlace as the heart of the city's commercial activity and recognizes the importance of signage within the district.

- *Goal 12: Create and inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City's premiere destination to shop, work, live, and play.*
  - *Policy Action 12.1(B): Coordinate and improve signage within the Sunrise MarketPlace district.*

While the city's sign ordinance provides flexibility and sign allowances to accommodate most situations, there are certain constraints which can impact signage for prominent projects, especially for buildings which are located a significant distance from public view. The request to increase the allowable wall signage square footage would allow for more signage in the following situation:

- The building is located within the Sunrise Boulevard/Greenback Lane Special Sign District; and
- The building is located 300 feet or greater from the public right-of-way

Staff reviewed the potential number of buildings which would benefit from the amendment and found that the larger shopping centers within the sign district such as Marketplace at Birdcage, Sunrise Mall and the applicant's project site, Sunrise Village, are greater than 300 feet from the roadway.

In the review of this proposal, staff reached out to other nearby jurisdictions for signage comparisons. Locally, the city of Rancho Cordova has this same sign allowance for buildings set back more than 50 feet from the roadway, a significantly smaller distance than this request.

Staff believes that allowing for an increase of wall signage for buildings within the sign district which are 300 feet or more from a roadway will provide increased visibility to passersby and promote greater activity within the Sunrise MarketPlace.

- ***The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.***

The increased sign allowance will provide adequate and effective signs whose dimensions further the interest of public safety and the needs of the motorist in locations where signs are viewed from the street or roadway. The location of the signs will not have an adverse impact on sight distance or create other traffic hazards. Staff believes this finding can be supported.

CONCLUSION

The proposed amendment will allow greater flexibility for signage for those business located within the special sign district and which are located further back from the roadway.

The proposed Zoning Code amendment is consistent with the General Plan and will not be detrimental to the public interest, health, safety, convenience, or welfare of the city. Therefore, staff recommends approval of the amendment.

ENVIRONMENTAL DETERMINATION

In accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Sunrise Village expansion and remodel project. The Initial Study thoroughly analyzed the potential for environmental impacts and as a result of the environmental analysis described in the Initial Study, it was determined the project would not have a significant effect on the environment.

The Initial Study determined that an EIR was not required for the project and that a Negative Declaration (ND) was the appropriate level of review under CEQA. The ND was released for 20-day public review on December 13, 2019.

PUBLIC OUTREACH

The project is located within the Birdcage Heights Neighborhood Association (Neighborhood 11). As of the writing of this report, no comments have been received.

Attachments

1. Vicinity Map
2. Arborist Report
3. Applicant's Project Description & Justification
4. Resolution 2020-____ w/IS/ND
5. Conditions of Approval
6. A-100 Site Plan
7. A-101 Existing & Proposed Site Plan
8. A-102 Pedestrian Circulation
9. A-500 through A-509 Exterior Elevations
10. A-600 Material Board
11. C1 through C3 Civil Plans
12. L1 and L2 Landscape Plans
13. EP1 – Photometric Plan

14. Master Sign Plan including Archway Sign Plan
15. Ordinance 2020___ Amending Sign Regulations



North

Attachment 1

Sunrise Village Shopping Center Remodel
5425 Sunrise Boulevard

UP-19-03, DRPMOD-19-05, EX-19-01, OTA-19-03 & TP-19-68

Attachment 2

A complete copy of this report is on file with the Planning Division

Arborist Report

Sunrise Village Retail Center

5425 Sunrise Boulevard, Citrus Heights, CA 95610

Prepared for:
Merlone Geier Partners
Attn: Jon Plomteaux
3191 Zinfandel Drive, Ste. 23
Rancho Cordova, CA 95670

Prepared by:
Jennifer Karwowski-Hoppel, Arborwell, Inc.
ISA Certified Arborist # WE-12121A

September 16, 2019

Arborwell
professional tree management

Re: Sunrise Village Sign Application

ZONING CODE AMENDMENT and SIGN EXCEPTION REQUEST

Zoning Code Amendment Description

The current City of Citrus Heights sign code allowances permit two (2) square feet of sign area per one (1) lineal foot of primary building frontage per Section 106.38.060. We are requesting a Zoning Code Amendment to permit businesses setback more than 300' from Sunrise Blvd. three (3) square feet of sign area per one (1) lineal foot of primary business frontage.

Zoning Code Amendment Justification

A critical component to the success of any retail center is the visibility of tenant businesses. While Majors 1-4 front Sunrise Blvd – major arterial east of the site – the buildings are more than 470 feet removed from the road and not visible. Several pad buildings, a corner fuel station as well as layers of landscaping will continue to constrain visibility to these buildings and building signage from the Sunrise site entry. Adequate tenant signage is essential to identify and locate tenant businesses, aid with site navigation and promote success of the businesses and the center overall. Without adequate tenant identification for these businesses, the shopping center is unable to attract quality tenants and therefore would not be viable.

Sign Exception Description

This site is located within the Sunrise Boulevard/Greenback Lane Special Sign District, which does not currently have any provisions for the type of architectural archway structures we are proposing at the primary center entrances along Sunrise Blvd. and Madison Ave. We are requesting approval to place iconic archways at these entrances with project identification, similar to those implemented at Quail Pointe at the SWC of Sunrise and Madison Ave.

Sign Exception Justification

The proposed archway structures signify architectural site amenities intended to upgrade the design character of the property and announce the shopping center as a destination. These directory features promote visibility and will serve to enhance the traffic flow through our entrances to the site on both Sunrise Blvd. and Madison Ave. by providing clear and prominent entry demarcation.

Attachment 4

RESOLUTION 2020-_____

RESOLUTION OF THE CITY COUNCIL OF CITRUS HEIGHTS ADOPTING A NEGATIVE DECLARATION FOR THE SUNRISE VILLAGE PROJECT LOCATED AT 5425 SUNRISE BOULEVARD

WHEREAS, the applicant, Merlone Geier Partners, proposes to expand and re-design an existing shopping center with associated site improvements located at 5425 Sunrise Boulevard for the use of various retail and services within the City of Citrus Heights;

WHEREAS, the applicant, Merlone Geier Partners proposes to demolish an existing vacant building and reconstruct a new 5,516 square foot pad building with drive-through service within the existing center located at 5425 Sunrise Boulevard within the City of Citrus Heights;

WHEREAS, on December 12, 2019, an Environmental Checklist and Initial Study was prepared to examine potential areas of impact and whereas it was determined that an Environmental Impact Report was not required and a Negative Declaration should be prepared;

WHEREAS, the subject Negative Declaration utilizes relevant information from the General Plan EIR, and relies on the General Plan EIR findings of fact and statement of overriding considerations where applicable;

WHEREAS, a notice of Intent to Adopt a Negative Declaration was provided to the public and responsible agencies, sufficiently prior to adoption by the lead agency to allow the public and agencies a sufficient review prior in accordance with CEQA guidelines;

WHEREAS, the Planning Commission held a public hearing on January 22, 2020, wherein public testimony was taken and based upon the Initial Study and comments received the proposed project could not have a significant effect on the environment; and

WHEREAS, the City Council held a public hearing on _____, 2020, wherein public testimony was taken and based upon the Initial Study and comments received the proposed project could not have a significant effect on the environment.

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

Section 1: Environmental Determination

1. An Initial Study was prepared for the Sunrise Village project and proper notice provided in accordance with CEQA and local guidelines.

2. 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.

3. 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.

4. That the Planning Commission reviewed the Initial Study and considered public comments before making a recommendation on the project,

5. That the Negative Declaration prepared concerning the Sunrise Village project reflects the independent judgment and analysis of the City Council of the City of Citrus Heights.

6. The City Council adopts as "final" the Sunrise Village Negative Declaration.

7. 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.

8. Pursuant to State CEQA Guidelines, it is determined that the Negative Declaration has been completed in compliance with CEQA and that this document has been presented to the City Council who has reviewed and considered all information contained therein prior to approving this project. As a result, the project will not have a significant environmental impact.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this ___ day of _____ 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeff Slowey, Mayor

ATTEST:

Attached: Initial Study/Negative Declaration

City of Citrus Heights

INITIAL STUDY / ENVIRONMENTAL CHECKLIST

I. BACKGROUND AND PROJECT DESCRIPTION

1. **Application No.'s:** DRPMOD-19-05, UP-19-03, EX-19-01, OTA-19-03, TP-19-68

2. **Project Title:** Sunrise Village Shopping Center Expansion

3. **Lead Agency Name and Address:**
City of Citrus Heights Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

4. **Contact Person and Phone Number:**
Alison Bermudez, Associate Planner
(916) 727-4741
abermudez@citrusheights.net

5. **Project Location:**
5425 Sunrise Boulevard
Citrus Heights, CA 95610
APN #'s: 233-0440-002 thru 004; 006 thru 008; 027 thru 029

6. **Project Applicant's/Sponsor's Name and Address:**
MCG Architecture
111 Pacifica, Suite 280
Irvine, CA 92618

7. **General Plan Designation:**
General Commercial

8. **Zoning:**
Shopping Center (SC)

9. **Project Summary:**
The proposed project is the renovation of an existing 15.14+/- acre shopping center. The overall project would demolish a vacant 3,900+/- SF pad building and reconstruct a new 5,516 +/- SF pad building with drive-through service. The project will also expand the main shopping center building by enclosing adjacent loading and parking areas that are underutilized. The total net increase for the center is 17,928 SF of new floor area. The renovation will also provide increased landscaping, internal pedestrian pathways and other associated site improvements.

The project will widen the detached sidewalk along Sunrise Boulevard to 8-feet and add a 4-foot landscape planter. In addition, the curbing along Sunrise Boulevard will be removed and replaced with vertical curb and both driveways along Sunrise Boulevard will be removed and replaced with to meet current accessibility requirements. Improvements along Madison Avenue include the removal and replacement of the three streetlight poles to meet current requirements.

The project also includes a request to amend the city's sign ordinance to increase the square footage allowance for businesses within the Sunrise Boulevard/Greenback Lane Special Sign District from 2 SF to 3 SF per LF of building frontage for locations setback from the right-of-way more than 300 ft. The project applicant has also submitted a master sign program for the center which includes the request for a sign exception to allow the installation of two 20 ft high entrance archway identification signs, one at a the south Sunrise Boulevard driveway and the other at the Madison Avenue driveway.

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.31?**

    Yes

INTRODUCTION

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the proposed expansion of Sunrise Village Shopping Center. The proposed project is the renovation of an existing 15.14+/- acre shopping center. The overall project would demolish a vacant 3,900+/- square foot (SF) pad building and reconstruct a new 5,516 +/- SF pad building with drive-through service. The project will also expand the main shopping center building by enclosing adjacent loading and parking areas that are underutilized. The total net increase for the center is 17,928 SF of new floor area. The renovation will also provide increased landscaping, internal pedestrian pathways and other associated site improvements such as the removal and replacement of the Sunrise Boulevard driveways and the widening of sidewalk along Sunrise Boulevard to 8 ft. The project also requests a sign exception to install two 20-foot high archway identification signs (one on Madison Avenue and one on Sunrise Boulevard) as well as requests an amendment to the sign code to allow tenant more than 300 feet from the right-of-way a signage allowance of 3 SF per 1 linear foot of frontage.

CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The Initial Study is a public document used by the decision-making lead agency, the City of Citrus Heights, to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR (or rely upon a previously prepared EIR). If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that 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, a Mitigated Negative Declaration shall be prepared.

The following provides an overview of the proposed project followed by the Initial Study checklist.

PROJECT OVERVIEW

The proposed project is the renovation of an existing 15.14+/- acre shopping center. The overall project would demolish a vacant 3,900+/- SF pad building and reconstruct a new 5,516 +/- SF pad building with drive-through service. The project will also expand the main shopping center building by enclosing adjacent loading and parking areas that are underutilized. The total net increase for the center is 17,928

SF of new floor area. The renovation will also provide increased landscaping, internal pedestrian pathways and other associated site improvements.

The project will widen the detached sidewalk along Sunrise Boulevard to 8-feet and add a 4-foot landscape planter. In addition, the curbing along Sunrise Boulevard will be removed and replaced with vertical curb and both driveways along Sunrise Boulevard will be removed and replaced with to meet current accessibility requirements. Improvements along Madison Avenue include the removal and replacement of the three streetlight poles to meet current requirements.

The project also includes a request to amend the city's sign ordinance to increase the square footage allowance for businesses within the Sunrise Boulevard/Greenback Lane Special Sign District from 2 SF to 3 SF per LF of building frontage for locations setback from the right-of-way more than 300 ft. The project applicant has also submitted a master sign program for the center which includes the request for a sign exception to allow the installation of two 20 ft high entrance archway identification signs, one at a the south Sunrise Boulevard driveway and the other at the Madison Avenue driveway.

SITE LOCATION AND EXISTING CONDITIONS

Sunrise Village is an existing shopping center located in the incorporated city of Citrus Heights. The project site is located at the northwest corner of Madison Avenue and Sunrise Boulevard. Southeast of the site is an unincorporated area of Sacramento County. The site includes frontage on both Sunrise Boulevard and Madison Avenue. An existing gas station located at southeast corner (7899 Madison Avenue) and an existing bank (5499 Sunrise Blvd) located at the northeast corner, are not part of the project site. An aerial photo of the site is shown below.



The project site is surrounded by existing commercial uses of large retail centers and some business offices to the west. The project setting is summarized in further detail below:

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	SC	General Commercial	Shopping Center
North	BP/LC	General Commercial	Offices
South	- (outside city limits)	- (outside city limits)	Shopping Center
East	SC	General Commercial	Shopping Center
West	BP	General Commercial	Offices

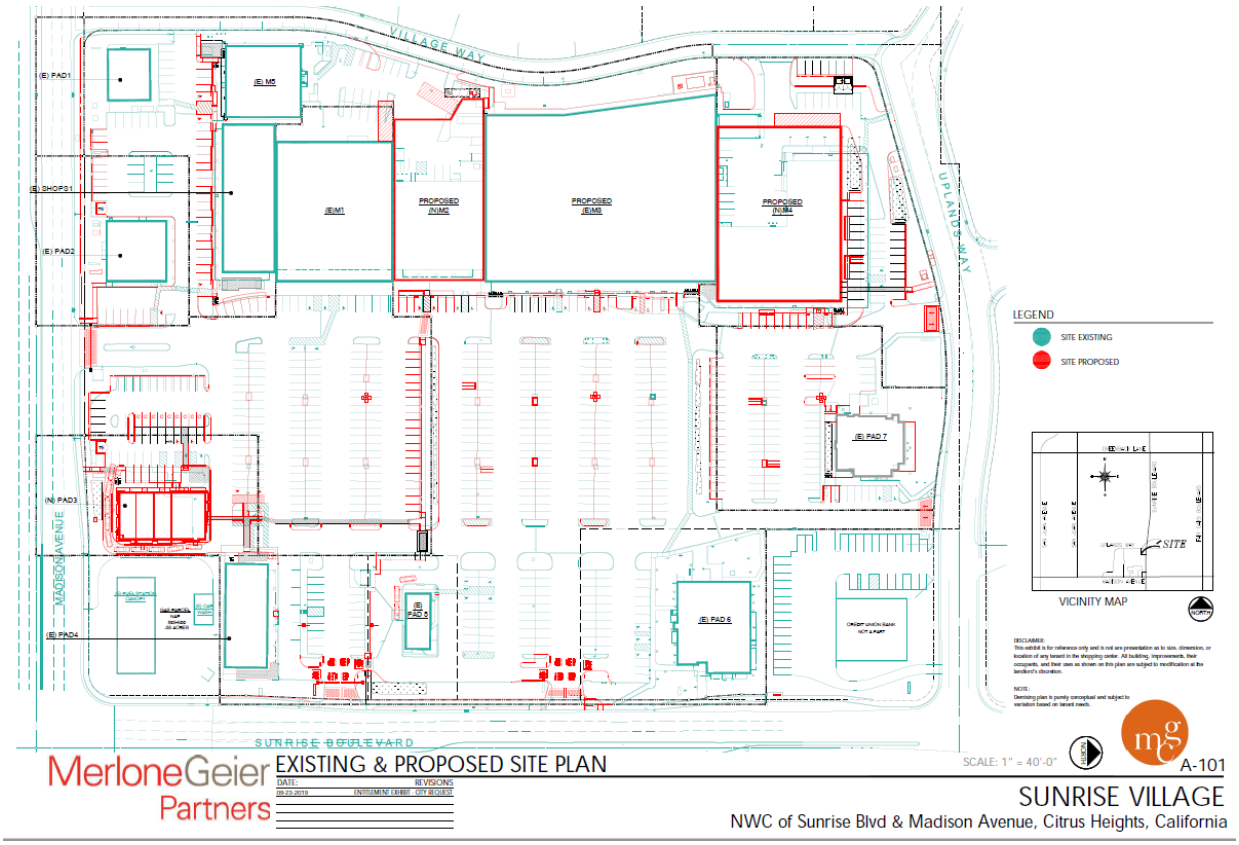
The site is currently served by several access points, including Madison Avenue, Sunrise Boulevard, Uplands Way, and Village Way. The Madison Avenue and the Sunrise Boulevard driveways do not provide for left turns out of the site due to the presence of medians on both Sunrise Boulevard and Madison Avenue.

The site is home to several trees including Sycamore, Pistache, Ash, and others varieties. Ornamental landscaping and turf is provided along the periphery of the site.

PROPOSED DEVELOPMENT

The proposed project is the renovation of the existing Sunrise Village Shopping Center. Sunrise Village is an existing 15.14+/- acre shopping center located in the southeastern portion of the city. The overall project would demolish a vacant 3,900+/- SF pad building and reconstruct a new 5,516 +/- SF pad building with drive-through service. The project will also expand the main shopping center building by enclosing adjacent loading and parking areas that are underutilized. The total net increase for the center is 17,928 SF of new floor area. The renovation will also provide increased landscaping, internal pedestrian pathways and other associated site improvements.

The site plan is below and the areas in red depict the areas where building expansions will occur.



ENTITLEMENTS AND REQUIRED APPROVALS

- Design Review Permit
- Use Permit
- Sign Exception
- Ordinance Amendment
- Tree Permit
- Building Permit
- Encroachment Permit

TECHNICAL STUDIES COMPLETED FOR THE PROPOSED PROJECT

The following technical studies were completed for the project to evaluate the potential environmental impacts associated with proposed project. The following reports referenced throughout this Initial Study are available for review at the City of Citrus Heights.

Arborist Report- Arborwell January 2019

Preliminary Water Quality Report- RSG Engineering June 2019

II. ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected by the Project: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forest Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: _____

Printed Name: Alison Bermudez For: City of Citrus Heights

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a. A scenic vista is generally defined as an expansive view of a highly valued landscape observable from a publicly accessible vantage point. In the project vicinity, publically accessible vantage points are limited to public roads. There are no long-range views of scenic vistas available in the project vicinity. As the project site does not contribute to any scenic vistas, the proposed project would have no impacts to any scenic vistas.

b. Scenic resources are physical features that provide scenic value to a project site and its surroundings. These typically include topographic, geologic, hydrologic, and biological resources (for example, hills, rock outcroppings, creeks, woodlands or landmark trees).

The site does not provide substantial scenic resources. The project is within an urbanized area and there are no scenic highways within the project vicinity. There are no state-designated or eligible scenic highways or routes in the project vicinity. There are no impacts.

c. The site is located in an area that contains a mixture of commercial and office uses and is developed with an existing shopping center. The visual character of the site and its immediate surroundings is urban and suburban. The proposed project will update the facades of the shopping center, increase the footprint of the center by +/- 17,928 SF, and remove and replace an existing pad building with a new multi-tenant pad building. The project include new signage for the center including the installation of two 20-foot high archway identification signs, one above a driveway along Sunrise Boulevard and the other above the Madison Avenue driveway. The new sign program for the center requires the approval of a sign code amendment and a sign exception permit. The signage proposal and archways will provide identification branding for the center. The height of the archways is consistent with the height allowances for the properties zoning. There will be no increase in building height.

While the building is expanding in size, the extended footprints are in the rear of the building in areas currently used as delivery and loading areas. The proposed new pad building will be in the same location as an existing vacant building which is be demolished. The expected uses of the center will remain consistent with the zoning. The uses will not intensify and will be compatible in scale, mass, and character with the surroundings. The project would not cause a detriment to the visual identity and character of surrounding land uses. There is less than significant impact.

d. The site currently has existing lighting throughout the parking lot and on the exterior of the buildings. The project will remove and replace the light fixtures with new LED fixtures which are compliant with the city's Outdoor Lighting regulations which require fixtures to be shielded and directed downwards to ensure that light does not spill onto neighboring properties or adversely

affect nighttime views. This would ensure that the project would result in less than significant impacts associated with project site lighting.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement Methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

a.–b. The proposed project site is located in an urban area and is currently developed with an existing shopping center and associated site improvements. The site is identified as Urban and Built-Up Land by the California Department of Conservation and is not designated as prime farmland, unique farmland, or farmland of statewide importance. Further, the project site is not under a Williamson Act contract (Department of Conservation 2012). The site is designated General

Commercial in the City's General Plan and zoned SC (Commercial Shopping Center). There is no impact.

The site is not planned for or used for any agricultural purposes and the demolition of existing buildings and addition of the proposed project would not result in the conversion of any agricultural land, conflict with any agricultural use, or conflict with a Williamson Act contract. There is no impact.

c-d The project site is not zoned as forest land, does not contain forest land or forest resources, and does not support any forest uses. The demolition of existing buildings and construction of the proposed project would not result in the conversion of any forest land to a non-forest use. There is no impact.

e. As discussed above, the site is located an in urban area and does not support any farmland, agricultural, or forest uses. Demolition of the existing buildings and construction of the proposed project at the project site would not result in conversion of any farm, agricultural, or forest land to non-agricultural or non-forest uses. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

a.– b. The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD).

The federal and state Clean Air Acts define allowable concentrations of several air pollutants. When monitoring indicates that a region regularly experiences air pollutant concentrations that exceed those limits, the region is designated as non-attainment and is required to develop an air quality plan that describes air pollution control strategies to be implemented to reduce air pollutant emissions and concentrations.

The SVAB is designated as non-attainment for federal and state ozone standards. Ozone is not directly emitted into the air but is formed through complex chemical reactions between precursor

emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx) in the presence of sunlight. ROG are volatile organic compounds that are photochemically reactive. ROG emissions result primarily from incomplete combustion and the evaporation of chemical solvents and fuels. NOx are a group of gaseous compounds of nitrogen and oxygen that result from the combustion of fuels.

The SVAB is also designated non-attainment for the state respirable particulate matter (PM10) standards, and the federal 24-hour standard for fine particulate matter (PM2.5). Particulate matter consists of small particles of pollutants, such as windblown dust, particles of smoke from residential and agricultural burning, and particles generated by fuel combustion in motor vehicles, equipment and industrial sources.

As directed by the SMAQMD CEQA Guide to Air Quality Assessment (CEQA Guide), this analysis considers that the project would result in a significant impact if it results in any of the following conditions:

- short-term (construction) emissions of NOx above 85 pounds per day;
- long-term (operational) emissions of NOx or ROG above 65 pounds per day

If emissions remain below these levels, SMAQMD has determined that the project would not violate air quality standards for NOx, ROG, PM10 or PM2.5, would not contribute substantially to an existing or projected air quality violation or interfere with implementation of the applicable clean air plans, and would not result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment.

Construction Emissions

The SMAQMD CEQA Guide indicates that “projects that are 35 acres or less in size generally will not exceed the District’s construction NOx threshold of significance.” Due to the size of the project just over 15 acres, short-term construction emissions of ROG, NOx, PM10, and diesel particulate matter DPM would not exceed the SMAQMD threshold of 85 pounds per day of NOX. Therefore, construction of the proposed project would result in a less-than-significant impact.

Operational Emissions

During project operation, the project would generate air pollutant emissions primarily as a result of vehicle trips to and from the facility. Emissions would also occur associated with landscaping and building maintenance (including routine cleaning) activities. The SMAQMD CEQA Guide includes screening criteria to determine if modeling of the project’s operational emissions is necessary. The proposed project includes none of the characteristics (such as use of wood-burning fireplaces or inclusion of an industrial land use) that would preclude use of the SMAQMD’s screening levels. The SMAQMD Operational CAP Screening Levels table included in Section 4.3.1 of the SMAQMD CEQA Guide indicates that a regional shopping center with less than 128,000 square feet would have less than significant operational air pollutant emissions. With the construction activities totaling +/- 17,928 SF, the proposed project is well below the screening level size. Therefore project operation is expected to result in less than significant air pollutant emissions.

c-d. **Sensitive Receptors**

During project construction, the majority of emissions would be generated by the use of construction equipment on-site. Construction emissions would remain below the SMAQMD thresholds of significance and the emission of air pollutants at the project site would not occur in volumes that are great enough to result in substantial pollutant concentrations at the neighboring land uses. Therefore, the project would have a less-than-significant impact related to exposure of people to substantial pollutant concentrations during project construction.

Some objectionable odors may be generated from the operation of diesel-powered construction equipment during the construction period. However, these odors would occur only during the construction activities and would not result in a long-term or permanent impact. Therefore this impact is considered less than significant.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a. The project site is an existing shopping center with existing asphalt parking surface and associated landscaping. No candidate, sensitive, or special-status species recognized at the local, state, or federal level have been identified on the project site. Additionally, the project site does not contain any habitats or biological resources with the potential to support any candidate, sensitive, or special-status plant or wildlife species.

b-d As described above, the project site is fully developed with paving material, buildings, and ornamental landscaping and does not support any riparian habitat, wetland, or other natural community. The existing project site has numerous trees including Ash, Pistache, and Eucalyptus, which typically do not support nesting raptors or other birds protected under the Migratory Bird Treaty Act. The City's General Plan Environmental Impact Report provides conditions of approval that requires a pre-construction nesting survey be conducted within 14 days of any construction activities proposed during the nesting season (Feb 1 – Aug 31). If active nests are found, no work shall commence until an avoidance and monitoring plan is developed by a qualified biologist in coordination with the Caifornial Department of Fish and Wildlife. Therefore, with the application of the condition requiring a pre-construction nesting survey, the impact is considered less than significant.

The project site does not have the potential to support any other migratory fish or wildlife species. There is no impact.

e. A certified arborist identified 207 trees on the project site that range in size from 3 to 41 inches diameter at breast height (dbh). The trees are all located within the landscaped areas of the shopping center and a majority of the trees Ash, Pistach, and Eucalytpus. The site has six oak trees.

The city of Citrus Heights Tree Preservation and Protection Ordinance defines a protected tree as oak trees greater than 6 inches dbh and other species of trees greater than 19 inches dbh. All six of the oak trees will remain in place and will not be impacted by the project. The project has 83 trees of Ash variety that are proposed for removal which are considered protected due to their trunk size. As per the city's Tree Preservation and Protection Ordinance, protected trees must be replaced or payment into the tree mitigation fund ($298 per inch) is required. The project will replace not only the protected trees being removed (inch for inch basis) but will replace all trees being removed.

The project has an overall landscape plan that will increase the amount of landscaping within the center. The amount of area currently landscaped is approximately 89,145 SF and the project will increase the landscaped area to over 90,000 SF. The parking lot shading is also increasing. Currently, the site is calculated to provide 30.8% shading and this project will increase that to over 48%.

The Arborist Report (Arborwell, 2019) includes several measures to ensure these trees are preserved accordingly. These measures are consistent with the City's Tree Preservation and Protection Ordinance and would have less than significant impacts to protected trees.

f. The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan (CDFW 2013).

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				x
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				x
c) Disturb any human remains, including those interred outside of formal cemeteries?				x

a.-b. The project is an existing 15.4 acre shopping center with existing buildings and associated site improvements such as parking surface and landscaping. There are no known historic, archaeological, or paleontological resources or human remains onsite.

The buildings are not listed as historic resources. It is unlikely that previously unknown cultural resources would be encountered during grading of the site. The city's General Plan provides mitigation measures which would ensure that impacts to cultural resources remain less than significant should any such resources be encountered during project grading and construction. The following standard condition and General Plan mitigation measure will be applied to the project:

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 pre-contact and historic archaeologist, 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, he or she shall immediately notify the lead agency, the city of Citrus Heights, and applicable landowner. 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. Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the site either: 1) is not 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.

- If the find includes human remains, or remains that are potentially human, he or she 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 Public Resources Code, and Assembly Bill 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 NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). 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 Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code).
- 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 agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Energy. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

a. Construction would comply with all relevant energy-related regulations by conserving energy and natural resources to the extent feasible. The energy demands due to diesel and gasoline use during construction would be small relative to statewide and local demands for fuel use. The energy consumption during project construction would be commensurate with typical construction projects and would not use energy wastefully or inefficiently. Therefore, the temporary short-term energy consumption impacts due to construction are considered less than significant.

Overall, the proposed project would not result in an increase in energy consumption, on-site electricity consumption, or on-site natural gas consumption. Therefore, impacts related to wasteful, inefficient, or unnecessary energy consumption would be less than significant.

b. The project does not conflict with any state or local plan for renewable energy. As discussed in Section 8 below, the project is required to comply with the city's Greenhouse Gas Reduction Plan

as evidenced through the Greenhouse Gas Checklist, which reduces energy consumption below business as usual. No Impact is anticipated.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

a & c. **Surface Fault Rupture**

There are no active faults within or near the city of Citrus Heights; the project site is not within an Alquist-Priolo Earthquake Fault Zone as delineated by the State Geologist. The closest active fault mapped by the California Division of Mines and Geology is the Foothills Fault Zone about 15 miles to the northeast of the city (City of Citrus Heights 2011b, p. 4-5). There is no impact.

Seismic Shaking

The proposed project is required to comply with the California Building Code which includes requirements for site improvements and building design to ensure project features would withstand the likely level of seismic groundshaking anticipated for the site. There is no impact.

Liquefaction and Landslides

Seismic Hazard Zones are areas delineated by the State Geologist as areas of liquefaction and landslide hazards. There are no Seismic Hazards Zones identified within the city of Citrus Heights (City of Citrus Heights 2011b, pg. 4-5). Compliance with the California Building Code would reduce any minor potential for liquefaction or landslides to a less-than-significant level. As noted in the City of Citrus Heights General Plan EIR, the city of Citrus Heights planning area has not been identified as having liquefaction potential. “The depth to the water table and the underlying geologic materials within the planning area do not support high liquefaction potential.” There is no impact.

Geologic and Soil Instability

The General Plan identified the soil underlying the project site as Urban Land-Xerarents-Fiddyment complex. This soil is considered stable and has a low potential for landslide, lateral spreading, subsidence, liquefaction, and/or collapse. As required by chapter 18 of the California Building Code (CBC) and Chapter 18.12 of the City of Citrus Heights Municipal Code, the project’s preliminary soil report and geotechnical report must evaluate whether there are expansive soils on-site and provide recommendations for design of the site improvements and building to avoid adverse effects related to expansive soils, if present. There is no impact.

b. The project includes the cut/fill of +/- 2,500 cubic yards of soil with no net increase. Therefore, there will be no potential erosion impact.

d. Urban Land-Xerarents-Fiddyment complex soil that underlies the project site has a moderate potential for expansion. As noted in the City of Citrus Heights General Plan EIR, “Expansive or shrink-swell soils contain substantial amounts of clay minerals that swell when wet and shrink when dry. These clays tend to swell despite the heavy loads imposed by large structures. Damage (such as cracking of foundations) results from differential movement and from the repetition of the shrink-swell cycle. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures. In some cases, this problem may be avoided by removing the top soil layer before placing a foundation” (City of Citrus Heights 2011b). The potential for the site to contain expansive soil is low. In compliance with the City of Citrus Heights General Plan Policy 50.2, a soils report that identifies potential for liquefaction, expansive soils, ground settlement, and slope failure will be required for the project site. In accordance with Policy 50.2, this report would also specify remedial measures that could be feasibly implemented to ensure that project engineering and design appropriately addresses any constraints posed by site soils and geologic conditions (City of Citrus Heights 2011b, p. 4-6). With compliance with the city’s General Plan, potential adverse effects related to expansive soils would be avoided. There is no impact.

e. No septic tanks or alternative wastewater disposal systems are proposed. There is no impact.

f. There are no known paleontological resources or unique geologic features on the site. No impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

a. & b. Climate change, which involves significant changes in global climate patterns, has been associated with an increase in the average temperature of the atmosphere near the Earth's surface, or global warming. This warming has been attributed to an accumulation of greenhouse gases (GHGs) in the atmosphere. These GHGs trap heat in the atmosphere, which in turn heats the surface of the Earth. GHGs include carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), tetrafluoromethane, hexafluoroethane, sulfur hexafluoride, HFC-23 (fluoroform), HFC-134a (1, 1, 1, 2–tetrafluoroethane), and HFC-152a (difluoroethane). While CO2 is the most prevalent GHG, other GHGs have a higher "global warming potential" than CO2. To account for these differences, most GHG analyses convert all GHG emissions to CO2 equivalents (CO2e). The conversion process reflects the relative global warming potential of each individual GHG.

While the greenhouse effect is a naturally occurring process that aids in maintaining the Earth's climate, human activities, such as burning fossil fuels and clearing forests, generate additional GHG emissions which contribute to the greenhouse effect and result in increased average global temperatures. Further, GHGs may have long atmospheric lifetimes (for example, CO2 may remain in the atmosphere for decades or even centuries) ensuring that atmospheric concentrations of GHGs will remain elevated for decades. Increasing GHG concentrations in the atmosphere are primarily a result of emissions from the burning of fossil fuels, gas flaring, cement production, and land use changes.

Data indicate that global surface temperatures have increased 0.8°C (1.4°F) in the past century, and 0.6°C (1.1°F) in the past three decades. Temperatures are expected to continue to increase as a result of increasing concentrations of GHGs. The increased temperatures are anticipated to lead to modifications in the timing, amount, and form (rain vs. snow) of precipitation; changes in the timing and amount of runoff; deterioration of water quality; and elevated sea levels. In turn, these changes could be associated with increased flooding and other weather-related events, increased salinity levels in coastal groundwater basins, changes in water supply availability, changes in agricultural activities, changes in the range and diversity of wildlife and vegetation, and changes in conditions related to wildfires.

In 2006, the State of California enacted Assembly Bill (AB) 32, the Global Warming Solutions Act. AB 32 requires reducing statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. Meeting the AB 32 reduction targets will require an approximately 30 percent reduction compared with a "business as usual" scenario. The state's plan for meeting these reduction targets is

outlined in the California Air Resource Board's (CARB) Climate Change Scoping Plan (CARB 2008).

CARB's Scoping Plan fact sheet states "This plan calls for an ambitious but achievable reduction in California's carbon footprint – toward a clean energy future. Reducing greenhouse gas emissions to 1990 levels means cutting approximately 30% from business-as-usual emissions levels projected for 2020, or about 15% from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020."

In recognition of the statewide efforts to reduce GHG emissions, the City of Citrus Heights adopted a Greenhouse Gas Reduction Plan concurrent with the City's 2011 General Plan update process. According to the General Plan EIR, the single largest source of greenhouse gas emissions within the city of Citrus Heights is from on-road mobile sources (automobiles, trucks, etc.) and for government sources, the largest source was related to employee commutes (City of Citrus Heights General Plan EIR, 2011).

The Greenhouse Gas Reduction Plan was adopted pursuant to a detailed analysis of potential project impacts under CEQA. The city of Citrus Heights has determined that projects that are consistent with the adopted Greenhouse Gas Reduction Plan would have a less than significant impact with regard to the project's GHG emissions and contributions to climate change.

As described above, the Project would implement the Greenhouse Gas Reduction Plan by incorporating the following measures into the building and site design:

- Provide bicycle/pedestrian connections by improving internal pathways and connections to the public sidewalk
- Provide preferred parking spaces for carpool and vanpool use
- Provide bicycle racks in convenient locations throughout the center
- Utilize recycled materials in construction
- Reduce turf installation/drought tolerant landscaping
- Maximize site improvements that promote infiltration and minimize impervious surfaces
- Install disconnected rain gutters that will discharge into landscaped areas
- Install parking lot shade trees

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

a-b. Construction of the proposed project would involve temporary use of hazardous materials, including fuel for construction equipment, paints, solvents, and sealants. Handling of these materials would be performed in accordance with construction Best Management Practices.

The adjacent property to the southeast and up-gradient of the subject property is a gasoline service station. This site is listed on the leaking underground storage tank (LUST) database as having had an unauthorized release of gasoline in September 1986 which impacted soil and groundwater beneath the facility. Environmental investigations were conducted at the site from

1986 when impacted soil was discovered in the vicinity of a former oil/water separator and a dry well through 1998 when the site was granted regulatory closure. There is no impact.

c. St. Mark's School, located at 7869 Kingswood Drive, is just under a quarter-mile from the project site but the project will not emit hazardous substances or materials. Therefore, there is less than significant impact.

d. The project site is not listed in any federal, state, or local records and is not included on the Department of Toxic Substance Control's site cleanup list. Thus, proposed project would not result in a significant hazard to the public or to the environment. There is no impact.

e. The project site is located over eight miles from the nearest airport, McClellan Airfield. The proposed project would therefore not result in a safety hazard relating to proximity to an airport. There is no impact.

f. The project would not interfere with any adopted emergency or evacuation plans. There is no impact.

g. The project site is considered urban and the construction will meet the standards of the Building Code and Fire Code. The project site is not located adjacent to any wildlands, and development of this site would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) Result in substantial erosion or siltation on- or off-site; (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X X

	(iv) Impede or redirect flood flows?				X
d)	In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?				X
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

a. -e. The project will not increase the amount of impervious surface as the project site already has existing paving and buildings. The project will provide additional drainage facilities consistent with the Sacramento Stormwater Quality Partnership. The project will not change hydrologic patterns in the area, construction and operation of the proposed project could introduce pollutants and sediment into stormwater runoff from the site.

Construction Effects

The proposed redevelopment of the 15.4-acre project site would involve typical construction activities including demolition, grading, material storage and stockpiling, paving, and building construction. Sediment created by soil disturbance during or immediately after site grading would have the potential to affect water quality. Surface water runoff from the site could carry sediment through stormdrains to local waterways. In addition, accidental release of pollutants associated with construction could also degrade the quality of water runoff from the site and contribute pollution to local waterways. Construction activities would include the use of gasoline and diesel-powered heavy equipment, such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances could be used during construction, and could be released into surface water runoff. Onsite portable toilets would have the potential to leak or tip over and spill, releasing sanitary waste, bacteria, solids, nutrients, and pathogens into surface water runoff.

NPDES requirements of the Clean Water Act. The requirements of the NPDES program are administered in California by the State Water Resources Control Board and the Regional Water Quality Control Boards (RWQCBs) and enforced through the State Construction General Permit process. The SWPPP must identify specific BMPs that will be used at the project site to treat and control stormwater, reduce sedimentation, and prevent erosion. The SWPPP is expected to include site maps showing existing and proposed physical site conditions, stormwater collection and discharge points, and drainage patterns; a description of BMPs to be implemented to prevent construction pollutants from contacting storm water, prevent or control erosion, and manage non-storm water and construction materials; figures showing how and where specific BMPs would be implemented; and a schedule for maintaining BMPs.

Compliance with NPDES requirements is a Standard Project Condition that would ensure the project does not result in a significant impact related to changes in the quantity, rate, or quality of stormwater runoff from the site. The SWPPP must determine the project's risk level and include the appropriate BMPs and other measures to ensure compliance with all requirements of the Clean Water Act, the NPDES program, and the Construction General Permit.

Additionally, the proposed project would be required to comply with the City of Citrus Heights Land Grading and Erosion Control Ordinance, City of Citrus Heights Municipal Code Chapter 18, Article XII. This Ordinance includes the stipulation that a grading and erosion control permit be required for any project resulting in the grading, filling, excavation, storage, or disposal of 50 or more cubic yards of soil or earthly material (City of Citrus Heights Land Grading and Erosion Control Ordinance Sec. 18-348). Compliance with the conditions of the Construction General Permit and the requirements of the Land Grading and Erosion Control Ordinance would further

ensure that construction of the proposed project would not result in runoff that is polluted with sediments or other water pollutants.

With implementation of the SWPPP and with the conditions of the City grading and erosion control permit, the proposed project construction would comply with the applicable water quality and waste discharge standards and would not otherwise substantially degrade water quality. Thus, hydrology and water quality impacts would remain less than significant during project construction.

Project Operation

The city of Citrus Heights is required to operate under a Municipal Stormwater NPDES Permit to discharge stormwater from the City's storm drain system to surface waters. As stated in the City of Citrus Heights Stormwater Ordinance, the City is a co-permittee under the waste discharge requirements of the County of Sacramento and the cities of Sacramento, Elk Grove, Folsom, and Galt for Storm Water Discharges from Municipal Separate Storm Sewer Systems (Order No. R5-2002-0206). These waste discharge requirements also serve as NPDES permits under the federal Clean Water Act (NPDES No. CA0082597) (City of Citrus Heights Stormwater Ordinance Sec. 98-201). The proposed project would comply with the requirements of the municipal stormwater permit.

As stated in the City of Citrus Heights Stormwater Ordinance, the City is authorized to establish specified performance requirements and requirements for BMPs to minimize post-construction discharge of stormwater pollutants from new development or significant redevelopment. The City is also authorized to implement the development standards plan and to comply with the requirements associated with development standards in the municipal stormwater permit. The Stormwater Ordinance states that the requirements for new development and redevelopment "may include but are not limited to operational BMPs, building material specifications or limitations, site design requirements, signage and marking, and associated maintenance programs or schedules" (City of Citrus Heights Stormwater Ordinance Sec. 98-223).

Conformance with the municipal stormwater permit (NPDES permit #CA0082597) and with any additional BMPs and development standards required by the City would ensure that hydrology and water quality impacts would be reduced to a less than significant level during operation of the proposed project and that the project would not conflict with any water quality standards or waste discharge requirements.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

a. The proposed project would result in the expansion of an existing shopping center. The expansion will occur in areas already developed with loading and delivery areas and will not physically divide the existing neighborhood. There is no impact.

b. The project site is currently designated for General Commercial. The proposed project would not conflict with the City of Citrus Heights General Plan and Zoning Ordinance. The zoning designation is Commercial SC (Commercial Shopping Center). Grocery Stores, restaurants, and retail uses are all allowable uses under the SC zoning designation (City of Citrus Heights Zoning Ordinance Section 106.26.030). The project will require the approval of a Use Permit for the drive-through service proposed with the construction of the new retail pad building. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (V.1a)				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (V.1a)				X

a. – b. There are no known mineral resources within the project site and no mineral recovery activities have been known to occur onsite. Demolition of existing buildings and construction of the project and landscaping at the project site would not adversely affect any mineral resources of value to the state or region. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?				X
b) Generation of excessive ground borne vibration or ground borne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

a.. The City of Citrus Heights Municipal Code contains Standards that apply to noise levels allowed within a residential area (City of Citrus Heights, 2008). Section 34-86 of the Municipal Code identifies noise standards of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA between the hours of 10:00 p.m. and 7:00 a.m. The closest residential property is over 400 feet away from the project site.

Construction

Construction activities include the demolition of a former restaurant pad building and the construction of a new 5,516 SF pad building in the same location. The main structure of the shopping center will also be expanded by enclosing used loading zones. The overall project will include construction activities that result in a net increase of 17,928 SF of retail building space. The project is required to comply with the City of Citrus Heights Noise Ordinance that limits construction to between the hours of 6:00 a.m. and 8:00 p.m. weekdays and between the hours of 8:00 a.m. and 8:00 p.m. on weekends.

Therefore there would be no impact from temporary construction noise.

Traffic and Operation Noise

In Citrus Heights, the primary noise source is vehicular traffic, although railroad industrial sources also contribute to noise levels in certain areas. Ambient noise is most influenced by traffic on Interstate 80 and major roadways such as Greenback Lane, Sunrise Boulevard, Antelope Road, Auburn Boulevard/Old Auburn Road, San Juan Avenue, Madison Avenue, Fair Oaks Boulevard, and Sylvan Road. For noise sensitive areas, such as schools, residences, and religious place of

worship, neighborhood noise surveys were conducted to document existing ambient noise (data is found in the General Plan Background Report).

The General Plan establishes allowable noise exposure levels for nonresidential development. According to the General Plan, the acceptable noise level for commercial properties should not exceed 70 dB.

b. The site adjoins Madison Avenue and Sunrise Boulevard which are a source of traffic noise. The construction will occur during allowable construction hours and the nearest residential property is over 400 feet away.

Vibration and ground-borne noise issues tend to occur when physically forceful or ground-penetratin equipment is utilized, such as pile drivers or where blasting is necessary. No such equipment or activities are required during construction or operations of the proposed project. Thus, the proposed project would not generate significant groundborne vibration or groundborne noise impacts.

Groundborne vibration is more commonly caused by heavy vehicles on roadways or tracks (trucks and trains) or large machinery such as pile drivers or compactors.

c. The project is not located within two miles of a public airport or private airstrip. The project would not expose people working in the area to excessive noise levels.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a.-c. The project will not displace any people or housing units. The project will not induce population growth. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

a-e. The project is an existing shopping center located in an urban area. The shopping center is expanding the footprint of several buildings by enclosing unused loading zones. The project will support new retail users within the City and bring a small number of number of people working in the City. The project will not require the need for new fire or police protection.

As described above in Section 14, the proposed project would not directly or indirectly result in substantial residential population growth in the City. Therefore, the project would not create the need for additional parks, schools, or other public facilities.

No additional public facilities would be required as a result of the proposed project; therefore, no impacts to public facilities would occur.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

a. – b. As described above, the project would not include, nor induce demand, for recreational facilities.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				X
d) Result in inadequate emergency access?				X

a. The project is consistent with the General Plan and Zoning Code for the project location. The city's Engineering Division has determined that the project will result in less than 200 new trips which is the city's threshold. As a result, the impact would be less than significant.

b. No Impact. The proposed project is consistent with the assumptions included in the Citrus Heights General Plan and associated EIR. The project is considered infill development not resulting in a significant increase in Vehicle Miles Traveled beyond the assumptions in the General Plan.

c. With respect to safety considerations, the General Services Department reviewed the proposed site plan and adjacent conditions and found that the proposed project would not result in creating dangerous intersections. As a result, there is no impact.

d. The proposed project would not result in inadequate emergency access. As a result, there is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Tribal Cultural Resources. Would the project:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the				

size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe				X

As described above in the Cultural Resources section, letters describing the proposed Project and maps depicting the Project Area were mailed to the NAHC, and tribal outreach was conducted to identify sites of Native American interest or concerned that could be impacted by the proposed Project, as well as to solicit opinions for avoiding or mitigating potential impacts.

a & b. As discussed in the Cultural Resources section, no known historical resources are known to existing on the site. The City's General Plan EIR states that If artifacts or unusual amounts of shell or bone or other items indicative of buried archaeological resources or human remains are encountered during earth disturbance associated with the proposed project, the on-site contractor shall immediately notify the city of Citrus Heights (City) and the Native American Heritage Commission as appropriate. The city of Citrus Heights shall notify UAIC and any other tribes identified by the Native American Heritage Commission. All soil-disturbing work shall be halted within 50 feet of the discovery until consulting Native American tribes and a qualified archaeologist, as defined by the California Environmental Quality Act (CEQA) Guidelines and the City, completes a significance evaluation of the finds pursuant to Section 106 of the National Historic Preservation Act. Any human remains unearthed shall betreated in accordance with California Health and Safety Code, Section 7050.5, and California Public Resources Code, Sections 5097.94, 5097.98, and 5097.99, which include requirements to notify the Sacramento County Medical Examiner's office and consult with Native American representatives determined to be the most likely descendants, as appointed by the Native American Heritage Commission. Identified cultural resources shall be recorded on State Department of Parks and Recreation (DPR) form 523 (archaeological sites). Mitigation measures prescribed by the Native American Heritage Commission, the Sacramento County Medical Examiner's office, and any Native American representatives determined to be the most likely descendants and required by the City shall be undertaken before construction activities are resumed. If disturbance of a project area cultural resource cannot be avoided, a mitigation program in compliance with Sections 15064.5 and 15126.4 of the CEQA Guidelines, shall be implemented. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

a-c The proposed project would be served by the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP meets all applicable wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. The SRWTP treats an average of about 150 million gallons of wastewater per day, and has the capacity to treat up to 181 million gallons per day (City of Citrus Heights 2011c, p.4.10-8). Wastewater generated from the proposed project would not cause the SRWTP to violate any wastewater treatment requirements. The project's wastewater generation is not expected to adversely affect the SRWTP's ability to meet existing commitments and planned development.

Direct water service to the Project would be provided by Citrus Heights Water District. The project would be served with existing capacity and would not cause the need to expand existing water treatment facilities or obtain new water supplies. The project's water demand is not anticipated to adversely affect existing and planned water supplies provided by Citrus Heights Water District.

The project construction would increase impervious surfaces at the project site; however, the project is designed to comply with the Sacramento Stormwater Partnership design guidance to maintain pre-development drainage levels and would not increase the amount or rate of stormwater runoff from the site.

Electric and gas facilities are provided to the site through. No capacity issues have been identified for these services. There is no impact.

d-e The project would generate solid waste; however, the project proposes recycling measures to reduce waste. Consequently, project-generated waste is not anticipated to adversely affect landfill capacity. During construction activities, all construction waste and debris would be recycled in compliance with the city's Greenhouse Gas Reduction Plan.

The project would comply with federal, state, and local statutes and regulations related to solid waste. There is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

a-d. The city of Citrus Heights is not located in a Very High Fire Hazard Severity Zone. The project site is therefore not located within land classified as very high severity zones. Therefore there is no impact.

Mitigation Measures

No mitigation measures are necessary.

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)				X
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

a. The analysis provided throughout this Initial Study demonstrates that the project will not have the potential to substantially degrade the quality of the environment. There is no impact.

b. The analysis provided throughout this Initial Study demonstrates that the project will not result in cumulative impacts. There is no impact.

c. The analysis provided throughout this Initial Study identifies that this project will not cause substantial effects on human beings. There is no impact.

III. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	✓
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

_____ _____

Signature Date

Alison Bermudez, Associate Planner

Printed Name and Title

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City of Citrus Heights. Zoning Code. Updated October 2019

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City of Citrus Heights Code of Ordinances. Chapter 98: Utilities. Article V: Stormwater Discharge. Section 98-201: Findings; Section 98-223: Post construction requirements for new development and significant redevelopment. Adopted September 22, 2004.. http://library.municode.com/index.aspx?clientId=13326.

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Arborist Report- Arborwell January 2019

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CONDITIONS OF APPROVAL FOR SUNRISE VILLAGE PROJECT
Planning Commission Hearing January 22, 2020

DESIGN REVIEW PERMIT MODIFICATION FILE # DRPMOD-19-05

1) The Design Review Permit Modification approval shall be exercised within a two (2) year period from the date of final approval otherwise the Design Review Permit Modification shall expire. The permit may be extended one-year provided the applicant files a written extension request prior to the expiration date of January 22, 2022.(Planning)

2) This project is approved as described and as shown in Attachments 1 through 16 and as conditioned or modified below. (Planning)

   - A low screen wall shall be installed within the landscape planter adjacent to Madison Avenue and the drive-through lane. In conjunction with the proposed shrubbery, the wall shall screen vehicles within the service lane. The final wall design shall be approved by Planning Division.

   - The screening of the drive-through lane shall be extended to the north, along the shared property line of the existing gas station. The screening in this area may be a combination of shrubbery and/or a short fence. The final design shall be approved by the Planning Division.

   - The pedestrian connection between new Pad 3 shall be distinguished through the use of enhanced surface materials such as pavers, bricks, or colored/textured concrete instead of the striping as proposed. The final design shall be approved by the Planning Division.

3) Minor modifications to the Design Review Permit may be approved by the Planning Division. Significant changes will require approval by the Planning Commission. (Planning)

4) The project shall comply with all regulations of the City of Citrus Heights including the city's Municipal Code and Building Code. (Planning)

5) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, Citrus Heights Water District and Sacramento Area Sewer District. (Planning)

6) Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Citrus Heights Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff. (Planning)

7) Construction hours are limited to 6:00 a.m.to 8:00 p.m. on weekdays and 7:00 a.m. to 8:00 p.m. on weekends. (Building)

8) Prior to excavation or trenching, the applicant shall call Underground Service Alert (dial 811) for a mark out of service utilities. (Building)

Conditions Required Prior to Issuance of Building Permit

9) A pre-construction nesting survey shall be conducted within 14 days of any demolition or construction activities proposed during the nesting season (Feb 1 – Aug 31). If active nests are found, no work shall commence until an avoidance and monitoring plan is developed by a qualified biologist in coordination with the CDFW. If a setback is approved, no work shall occur with the setback area until the fledglings are capable of flight and are no longer reliant on the nest tree, as determined by the qualified biologist. (Planning)

10) Required development fees shall be paid prior to building permit issuance. Fee rates assessed shall be calculated during the building permitting process. (Engineering)

11) To obtain sewer service, construction of Sacramento Area Sewer District (SASD) sewer infrastructure will be required. Current SASD 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. (SASD)

12) Each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than none 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 SASD public sewer line. These improvements must be shown on the plans. (SADS)

13) Sewer easements are currently being utilized to service this parcel. Any new public sewer easements will be dedicated to SASD in a form approved by the District Engineer. Any new public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements. No awning or overhang may encroach on any new easement area. At minimum, an all-weather access road must be provided to all manholes. (SASD)

14) The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits. (SASD)

15) Permanent structures, walls, signs and footings will not be permitted within the existing SASD easement area unless express written permission is obtained from SASD. (SASD)

16) 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.). (SMUD)

17) The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. (SMUD)

Required Prior to Final

18) The following site improvements are required along Sunrise Boulevard:

A. For the two driveways along Sunrise Blvd., stripping and signage shall be utilized to direct traffic entering from Sunrise Boulevard to continue straight into the center and restrict immediate right/left turns. The final stripping and signage plan shall be approved by the Engineering Division prior to installation.

B. Remove and replace the existing north driveway along Sunrise Boulevard to meet all accessibility requirements. New driveways shall be Type A commercial driveway and meet City of Citrus Heights requirements.

C. In accordance with the City's adopted Pedestrian Master Plan (PMP) an 8-ft wide detached sidewalk and a minimum 4-ft wide planter are required along Sunrise Boulevard. New sidewalk shall meet all accessibility requirements including a maximum cross slope of 2%. Portions of the sidewalk may be attached to the curb in order to save existing trees and/or tie into adjacent parcels as approved by the Planning Division.

D. Pedestrian easement is required for portions of the required sidewalk along Sunrise Boulevard that is not located within the existing ROW.

E. Vertical curbs (Type 2) & gutters are required along Sunrise Blvd.

F. Dedicate 12.5-ft wide Public Utilities Easement (PUE) along Sunrise Boulevard. (Engineering)

19) The following site improvements are required along Madison Avenue:

A. In accordance with the City's adopted Pedestrian Master Plan (PMP) an 8-ft wide detached sidewalk and a minimum 4-ft wide planter are required along Madison Avenue. Dedicate additional ROW or pedestrian easement to accommodate the future 8-ft wide sidewalk.

B. Dedicate 12.5-ft wide Public Utilities Easement (PUE) along Madison Avenue.

C. Dedicate an Irrevocable Offer of Dedication (IOD) or a transit easement for future bus shelter pad AND bus turnout along Madison Avenue. Dimensions for both the shelter pad and turnout shall be coordinated with City staff and Regional Transit (RT).

D. Replace the three (3) existing SMUD owned/maintained streetlight poles along Madison Avenue with City standard poles/lights. New streetlights shall be connected to City's existing system or a new metered service pedestal will need to be installed per SMUD and City requirements. (Enginering)

20) The following site improvements are required along Uplands Way:

A. Dedicate 12.5-ft wide Public Utilities Easement (PUE) along Uplands Way (Engineering)

21) Fire Protection facilities shall meet the requirements as determined by Sacramento Metropolitan Fire District including approved Reduced Pressure Detector Assembly's (RPDA), installation of new freeze bags and the repainting of fire service devices and fire hydrants with Rustoleum White paint. (CHWD)

22) Backflow devices need to comply with current standards and will require insulated cages and concrete pads. (CHWD)

23) Water services and meters will need to be verified for size and location to meet the new retail layout. (CHWD)

24) Prior to installation of Landscaping, the project Landscape Architect shall submit documentation to the City that demonstrates:

- Soil has been tested and prepared as necessary based on the Soils Analysis.
- The Irrigation has been installed compliant with the Zoning Code and approved landscape plan.
- Tree planting sites comply with the minimum soil volume as identified in the Zoning Code and landscape plan. (Planning)

25) Prior to Final of Building Permit, the project Landscape Architect shall:

- Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan.
- 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 performed by a certified irrigation auditor. (Planning)

26) 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. (SMUD)

27) The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. (SMUD)

28) 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. (SMUD)

29) The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet 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. (SMUD)

30) The walls of the trash enclosures shall be treated with anti-graffiti coating. (Planning)

31) Prior to the Final of Building Permits, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans.(Planning)

32) Parking lot surface and double-striping shall be maintained in good repair. (Planning)

33) Any graffiti shall be removed within 24-hours (Planning)

34) Outdoor lighting shall be maintained in good working order. (Planning)

35) All landscaping shall remain watered and in a healthy condition. (Planning)

36) Ensure that addressing for the project is clearly indicated. Approved numbers or addressed shall be not less than six inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. (Fire)

37) Site shall meet the pre and post-construction Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements, including Low Impact Design (LID) features to mitigate quality of stormwater runoff. A LID Maintenance Declaration for the property must be reviewed and approved by the City, and recorded with the County Recorder prior to acceptance. A template for the LID Maintenance Declaration is available from the City. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. The following is their link: http://www.beriverfriendly.net/ (Engineering)

38) The project is required to develop a full trash capture trash management plan that complies with the State Water Resource Control Board requirements. This is to capture trash debris and litter from the property before it enters the public storm-water system. Storm drain design shall incorporate trash/litter collection devices to meet this requirement, and may be combined with LID requirements. A Trash Maintenance Declaration for the property must be reviewed and approved by the City, and recorded with the County Recorder prior to acceptance. (Engineering)

39) The project's post-development (proposed) stormwater runoff cannot exceed the pre-development (existing) runoff. (Engineering)

40) The project shall adhere to the State of California's General Construction Permit requirements. If more than one acre is disturbed, this project will require a Storm Water Pollution Prevention Plan (SWPPP) and California's Notice of Intent (NOI). Provide an exhibit to show and quantify the limits of disturbance. (Engineering)

41) Roof slopes and drains for the buildings shall be shown on the grading and drainage plans. Roof drains/downspouts shall not connect directly to the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved infiltration devices before excess stormwater enters the City's storm drain system. (Engineering)

42) The development shall meet all the requirements of the California State Water Resources Control Board's General Permit for storm water discharges associated with construction activity. (Engineering)

43) The project shall implement measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) *Basic Construction Emission Control Practices*.

http://www.airquality.org/LandUseTransportation/Documents/Ch3BasicEmissionControlPracticesBMPS%20FINAL5-2017.pdf. (Engineering)

44) Installation of the water distribution system modifications will be by the developer's contractor at the developer's expense. (CHWD)

45) Any easements granted to the District for the water facilities will be prepared by the developer at the developer's expense. (CHWD)

46) Please note that the District'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. (CHWD)

47) Fees and charges established by the District for plan check, construction water, inspection, and installation will be required of the developer. 9CHWD)

48) The project shall incorporate a Full Capture Systems. The proposed capture system shall be subject to approval of the Engineering Division. Trash Amendments Systems are defined as "A treatment control, or series of treatment controls, including but not limited to, a multi-benefit project or a low-impact development control that traps all particles that are 5 mm or greater, and has a design treatment capacity that is either: a: of not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm in the subdrainage area, or b) appropriately sized to, and designed to carry at least the same flows as, the corresponding storm drain." (SASD)

49) The existing buildings are currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and offsite public sewer construction. (SASD)

50) SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. (SASD)

51) Any use of the existing SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)

52) SMUD has existing underground 12 kV facilities along the east side of Village Way, along the north side of Madison Avenue, and 200 feet west of and along Sunrise Boulevard as well as on the Project Site 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. (SMUD)

53) 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. (SMUD)

54) 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. (SMUD)

55) 33In 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. (SMUD)

56) 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. (SMUD)

57) 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 (SMUD)

58) 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 pre-contact and historic archaeologist, 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, he or she shall immediately notify the lead agency, the City of Citrus Heights, and applicable landowner. 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. Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the site either: 1) is not 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.
- If the find includes human remains, or remains that are potentially human, he or she 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 Public Resources Code, and Assembly Bill 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 NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). 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 Public Resources Code). If no agreement is reached, the landowner must rebury

the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). A Native American representative from a culturally and geographically affiliated tribe should also assess the significance of the find pursuant to PRC §21080.3.2 (a). Having just an archaeologist evaluate resources is inappropriate, especially if the resource is Native American in origin and may be considered a Tribal Cultural Resource. Also, UAIC would like to rebury any Native American human remains with appropriate dignity and respect, with the landowners permission.

- 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 agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction. (Planning)

59) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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)

USE PERMIT FILE # UP-19-03

1) The Use Permit approval shall be exercised within a two (2) year period from the date of final approval otherwise the Design Review Permit Modification shall expire. The permit may be extended one-year provided the applicant files a written extension request prior to the expiration date of January 22, 2022. (Planning)

2) This project is approved as described and as shown in Attachments 1 through 16 and as conditioned or modified below. (Planning)

3) Minor modifications to the Use Permit may be approved by the Planning Division. Significant changes will require approval by the Planning Commission. (Planning)

4) The project shall comply with all regulations of the City of Citrus Heights including the city's Municipal Code and Building Code. (Planning)

5) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, Citrus Heights Water District and Sacramento Area Sewer District. (Planning)

6) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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 TREE PERMIT FILE # TP-19-68

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 Tree Permit shall be exercised within a two (2) year period from the date of final approval otherwise the Tree Permit shall expire. (Planning)

3) 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)

4) The following trees are authorized for removal:

Tree #'s
33, 35, 36, 37,38, 39, 40, 41, 42, 43, 56, 57, 58, 59, 61, 62, 63, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 88, 89, 94, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, 120, 121, 122, 123, 128, 130, 132, 134,140, 141, 143, 145, 162, 1263, 164, 165, 166, 167, 170, 183, 184, 185, 186, 193, 195, 198, 200, 201, 206

5) The applicant shall provide landscaping as shown in Attachment J. Minor modifications are allowed with approval by the Planning Division. (Planning)

6) 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)

7) 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)

8) 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)

9) 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)

10) All finished grading shall ensure that no water will collect within the dripline of any native oak trees. (Planning)

11) 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)

12) 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)

13) 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)

14) 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)

15) 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)

16) At least five (5) days before the applicant seeks Building Permit Final, 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)

17) The City may elect to hire a certified arborist to assist in monitoring the project. Should the City desire to do this, the applicant will be responsible to reimburse the City for these costs. (Planning)

18) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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 EXCEPTION TO SIGN REGULATIONS PERMIT FILE # EX-19-01

1) A Sign Exception has been granted for the project which allows the installation of archway signage over two entrance drives as shown on Attachment L and modified below: (Planning)

    - Landscaping shall be installed and maintained in healthy condition surrounding the base of each archway sign.

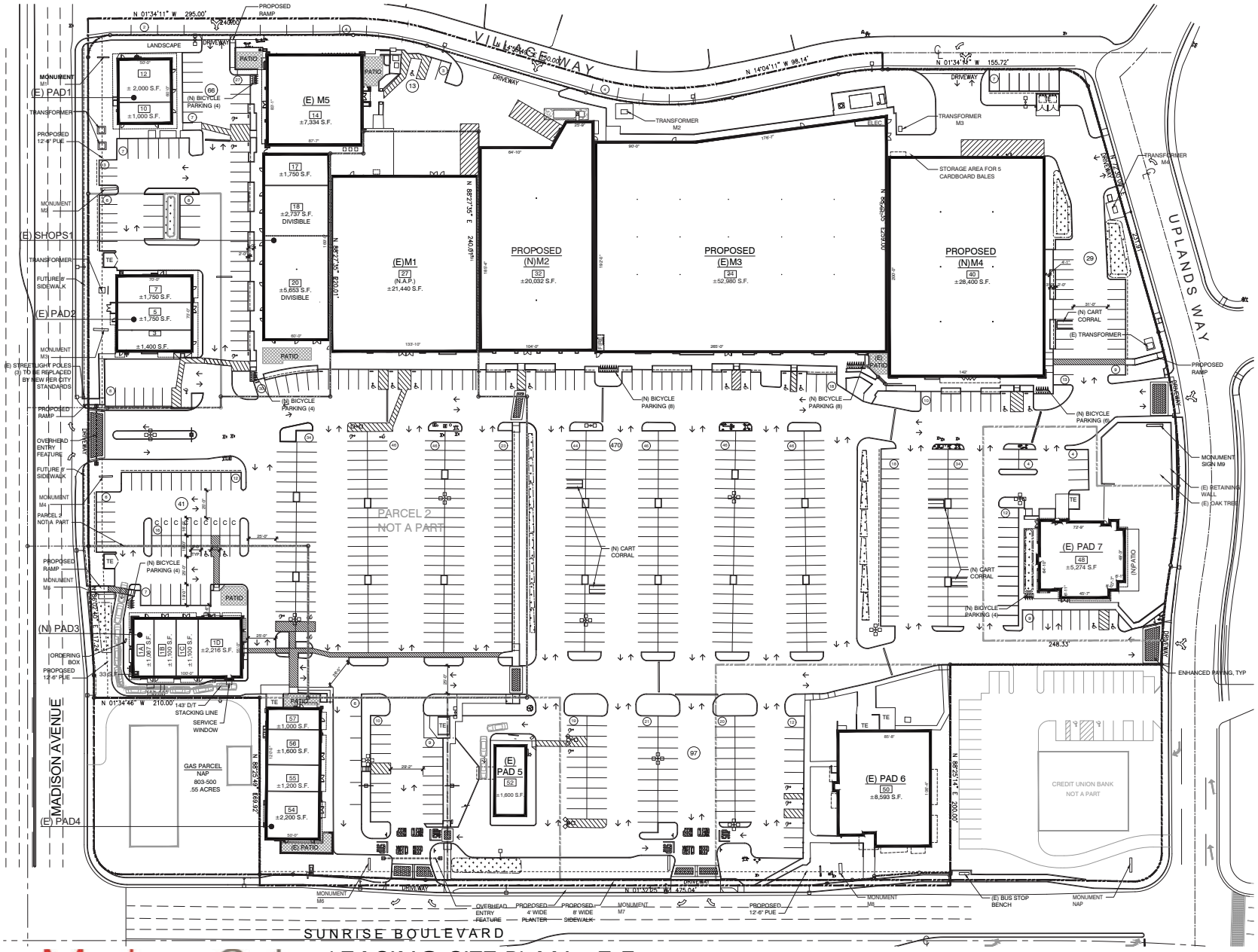
    - The vertical clearance from the driveway to all under portions of the archway shall be no less than 13 feet 6 inches. (Planning)

2) Minor modifications to the design of the signage may be approved by the Planning Division provided such changes are consistent with the approved Master Sign Plan and the Sign Ordinance. (Planning)

3) The signs shall be kept in good repair and appearance. (Planning)

4) The applicant/owner 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. The applicant/owner 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. The applicant/owner 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 the applicant 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)



PROJECT INFORMATION

SITE SUMMARY:

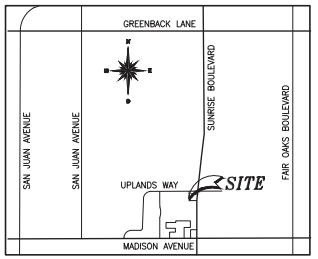
ZONING:	SC "SHOPPING CENTER"
SITE AREA: ±15.14 ACRES	±659,498 SF
BUILDING AREA: (EXISTING)	±157,281 SF
BUILDING AREA: (PROPOSED)	±175,209 SF
NET AREA INCREASE:	±17,928 SF
COVERAGE:	26.56%
PARKING REQUIRED ($\frac{1}{300}$ SF)	585 STALLS
PARKING PROVIDED:	716 STALLS
PARKING RATIO:	4.05/1,000
ACCESSIBLE PARKING REQUIRED:	14 STALLS
ACCESSIBLE PARKING PROVIDED:	30 STALLS
COMPACT PARKING PROVIDED:	9 STALLS - 1.27% (MAX. 25%)
BICYCLE PARKING REQUIRED ($\frac{1}{20}$ CAR)	36 STALLS
PROVIDED	38 STALLS

LAND SUMMARY

PARCEL 1:	7.16 ACRES
PARCEL 2: (NAP)	2.56 ACRES
PARCEL 3:	0.53 ACRES
PARCEL 4:	0.62 ACRES
PARCEL 5:	0.64 ACRES
PARCEL 6:	0.39 ACRES
PARCEL 7:	0.96 ACRES
PARCEL 8:	0.67 ACRES
PARCEL 9:	1.61 ACRES
SITE AREA: (TOTAL)	15.14 ACRES

BUILDING SUMMARY

(E) MAJOR 1 (NAP)	±21,440 SF
(N) MAJOR 2	±20,032 SF
(E) MAJOR 3	±52,980 SF
(N) MAJOR 4	±28,400 SF
(E) MAJOR 5	±7,334 SF
(E) SHOPS BUILDING 1	±10,140 SF
(E) PAD BUILDING 1	±3,000 SF
(E) PAD BUILDING 2	±4,900 SF
(N) PAD BUILDING 3	±5,516 SF
(E) PAD BUILDING 4	±6,000 SF
(E) PAD BUILDING 5	±1,600 SF
(E) PAD BUILDING 6	± 8,593 SF
(E) PAD BUILDING 7	±5,274 SF
BUILDING AREA: (TOTAL)	±175,209 SF



VICINITY MAP

NORTH

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NOTE:
Demising plan is purely conceptual and subject to variation based on tenant needs.

NORTH

SCALE: 1" = 40'-0"

LEASING SITE PLAN - E.5

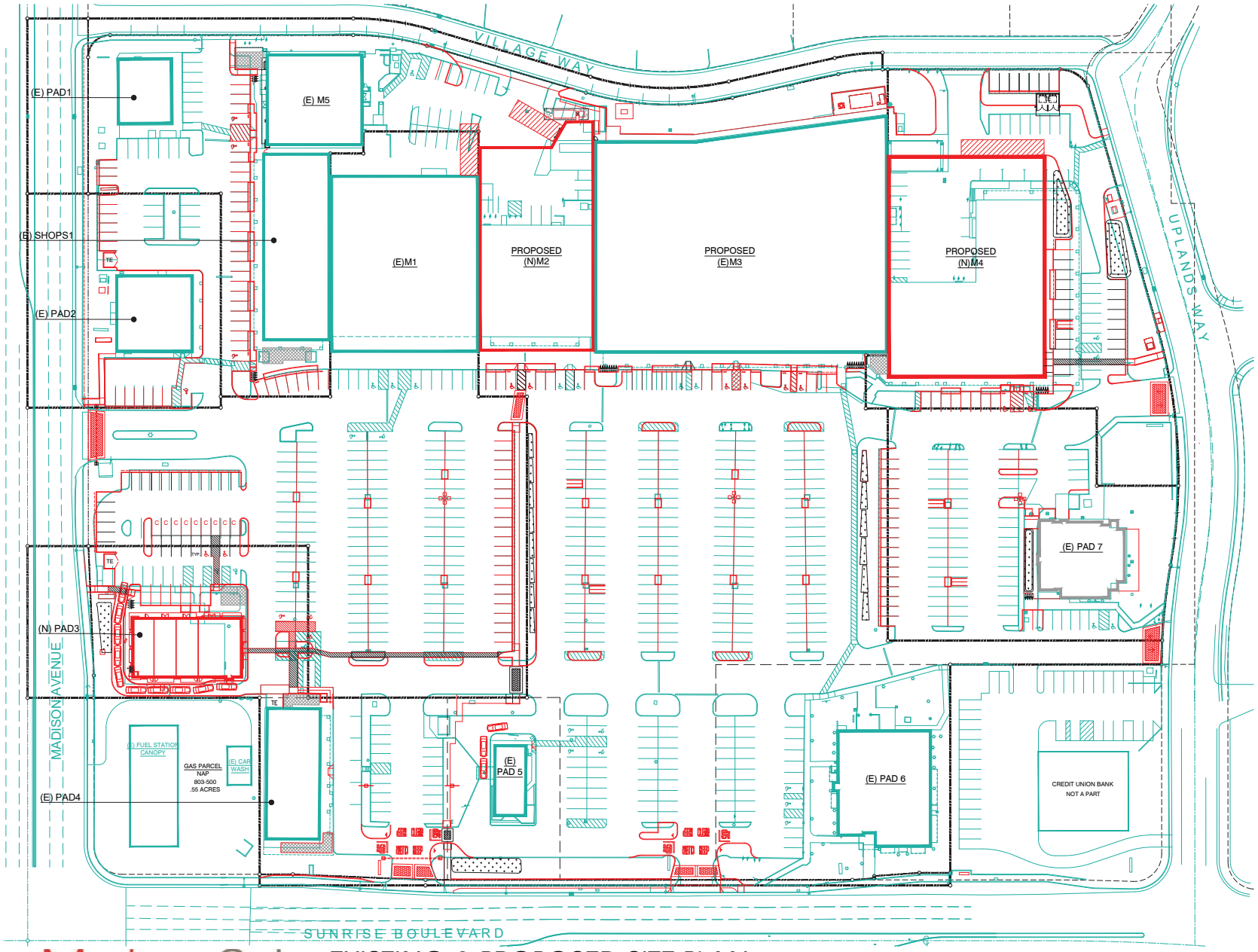
A-100

MerloneGeier Partners

DATE:	REVISIONS		
05-30-2019	MINOR CHANGES TO SITE SUMMARY	09-06-2019	CITY COMMENTS
06-07-2019	SHOPS 1 UPDATE		
06-10-2019	CLIENT COMMENTS		
08-20-2019	MINOR CHANGE		
08-21-2019	LOADING AREA CHANGE		

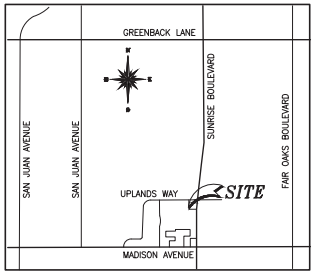
SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



LEGEND

- SITE EXISTING
- SITE PROPOSED



VICINITY MAP

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NORTH

SCALE: 1" = 40'-0"

EXISTING & PROPOSED SITE PLAN

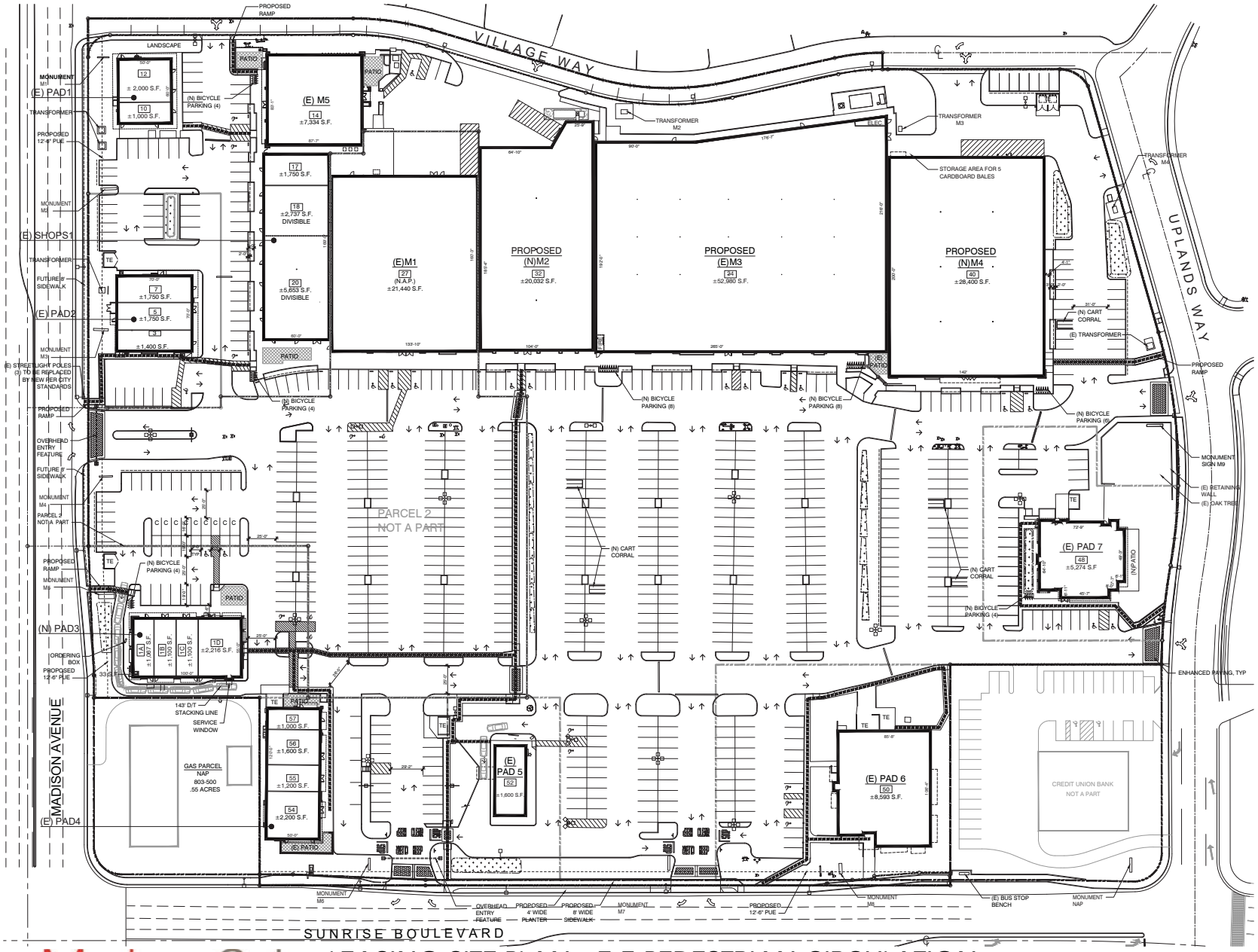
A-101

MerloneGeier Partners

DATE:	REVISIONS
09-23-2019	ENTITLEMENT EXHIBIT - CITY REQUEST

SUNRISE VILLAGE

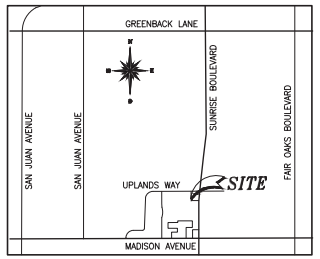
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



LEGEND

PEDESTRIAN PATH

BICYCLE PARKING



VICINITY MAP

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NORTH

SCALE: 1" = 40'-0"

LEASING SITE PLAN - E.5 PEDESTRIAN CIRCULATION

A-102

MerloneGeier Partners

DATE:	REVISIONS
06-07-2019	SHOPS 1 UPDATE
06-10-2019	CLIENT COMMENTS
06-26-2019	MAJOR 2 UPDATE
08-20-2019	MINOR CHANGE
08-21-2019	LOADING AREA CHANGE
09-23-2019	CITY COMMENTS

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



EAST ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN

COLORS:

1. 2133-70 "TUNDRA" BY: BENJAMIN MOORE
2. 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
3. 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
4. SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
5. HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
6. SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
7. FVG C51 "WALNUT" BY: RESYSTA
8. METAL PANEL BY: ALUCOBOND
9. CLEAR ANODIZED No. 14 BY: KAWNEER

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PROPOSED EXTERIOR ELEVATIONS
MAJORS 1,2 & 5 AND SHOPS BUILDING 1

A-500

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

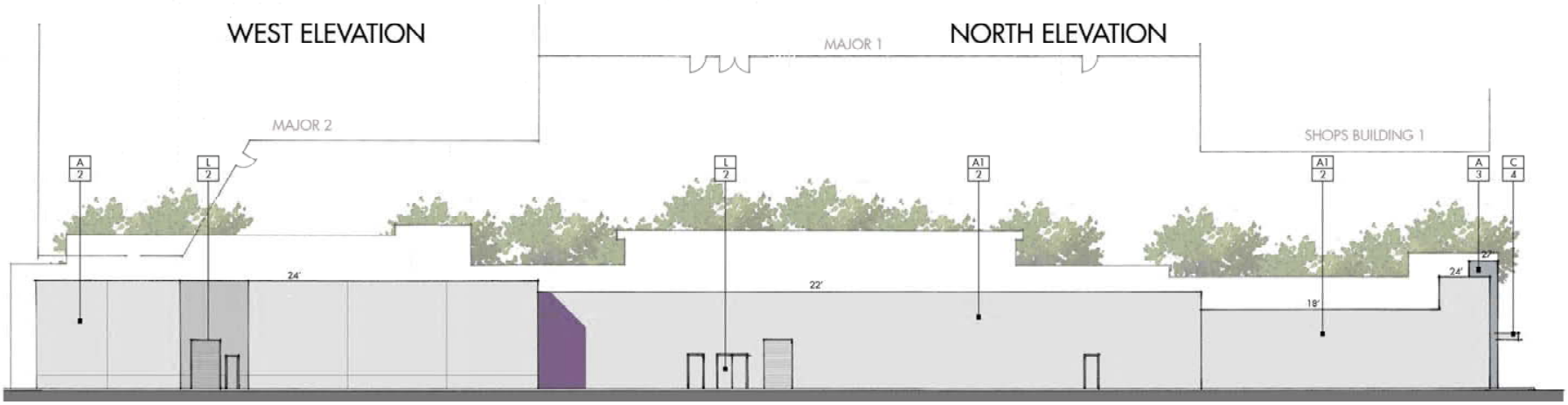


WEST ELEVATION



NORTH ELEVATION

KEY PLAN



WEST ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

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- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
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- D METAL PANEL
- E BRAKE METAL
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PROPOSED EXTERIOR ELEVATIONS
MAJORS 1,2 & 5 AND SHOPS BUILDING 1

A-501

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



EAST ELEVATION



EAST ELEVATION (cont.)

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

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PROPOSED EXTERIOR ELEVATIONS
MAJOR BUILDINGS 3 & 4

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
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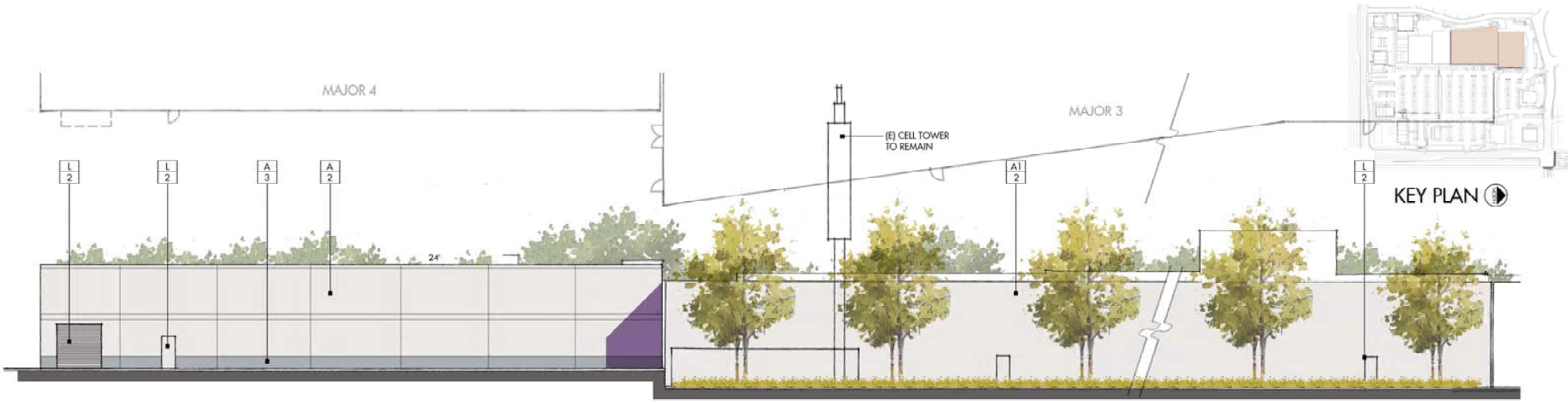
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MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



WEST ELEVATION



NORTH ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

PROPOSED EXTERIOR ELEVATIONS

MAJOR BUILDINGS 3 & 4

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

DISCLAIMER:

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MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

A-503

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



EAST ELEVATION



SOUTH ELEVATION

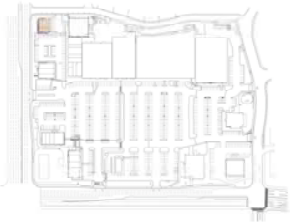


NORTH ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA



WEST ELEVATION



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN
- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

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PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 1

A-504

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

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PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 2

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN
- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

A-505

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



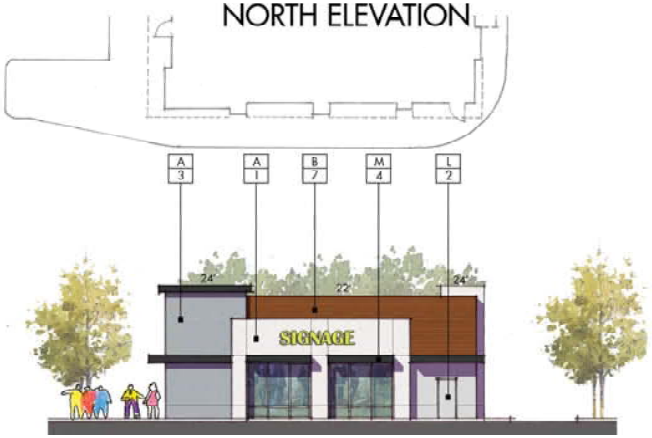
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
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- F ALUMINUM STOREFRONT W/ CLEAR GLASS
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- N (E) ALUMINUM STOREFRONT
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- P (E) CORNICE/TRIM TO REMAIN
- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

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PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 3

A-506

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



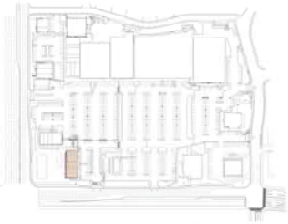
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
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- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
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- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN
- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
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- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

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PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 4

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

A-507

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



WEST ELEVATION

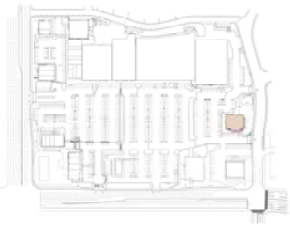


EAST ELEVATION



NORTH ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
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- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
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- P (E) CORNICE/TRIM TO REMAIN
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COLORS:

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PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 7

A-508

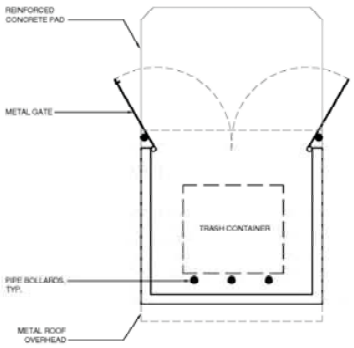
MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

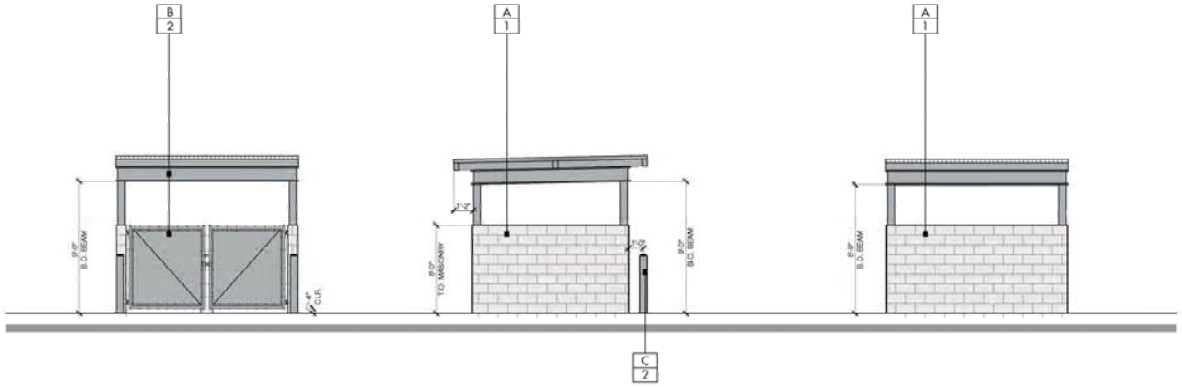
SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



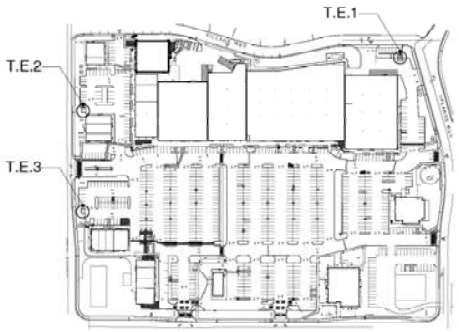
FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



KEY PLAN
N.T.S.

N

NOTE:

ALL EXISTING TRASH ENCLOSURES TO REMAIN.

NOTE:

This information herein is subject to adjustments pending further verification. No warranties or guarantees of any kind are given or implied by the architect.

DISCLAIMER:

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FINISHES:

- A (N) CMU WALL PAINTED
- B (N) METAL GATE/ROOF
- C (N) PIPE BOLLARDS

COLORS:

- 1 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 2 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE

PROPOSED TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

A-509

MerloneGeier Partners

DATE:	REVISIONS
06-27-2019	DESIGN REVIEW SUBMITTAL
09-06-2019	CITY COMMENTS

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

2133-70 "TUNDRA"
BY: BENJAMIN MOORE

2133-60 "SIDEWALK GRAY"
BY: BENJAMIN MOORE

2120-50 "SILVER SPRING"
BY: BENJAMIN MOORE

SW 6258 "TRICON BLACK
BY: SHERWIN WILLIAMS

HC-155 "NEW BURYPORT BLUE"
BY: BENJAMIN MOORE

SW 6733 "GRASSHOPPER" OR EQAUL
BY: BENJAMIN MOORE

FVG C51 "WALNUT"
BY: RESYSTA



METAL PANEL
BY: ALUCOBOND



CLEAR ANODIZED No. 14
BY: KAWNEER

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MATERIAL BOARD

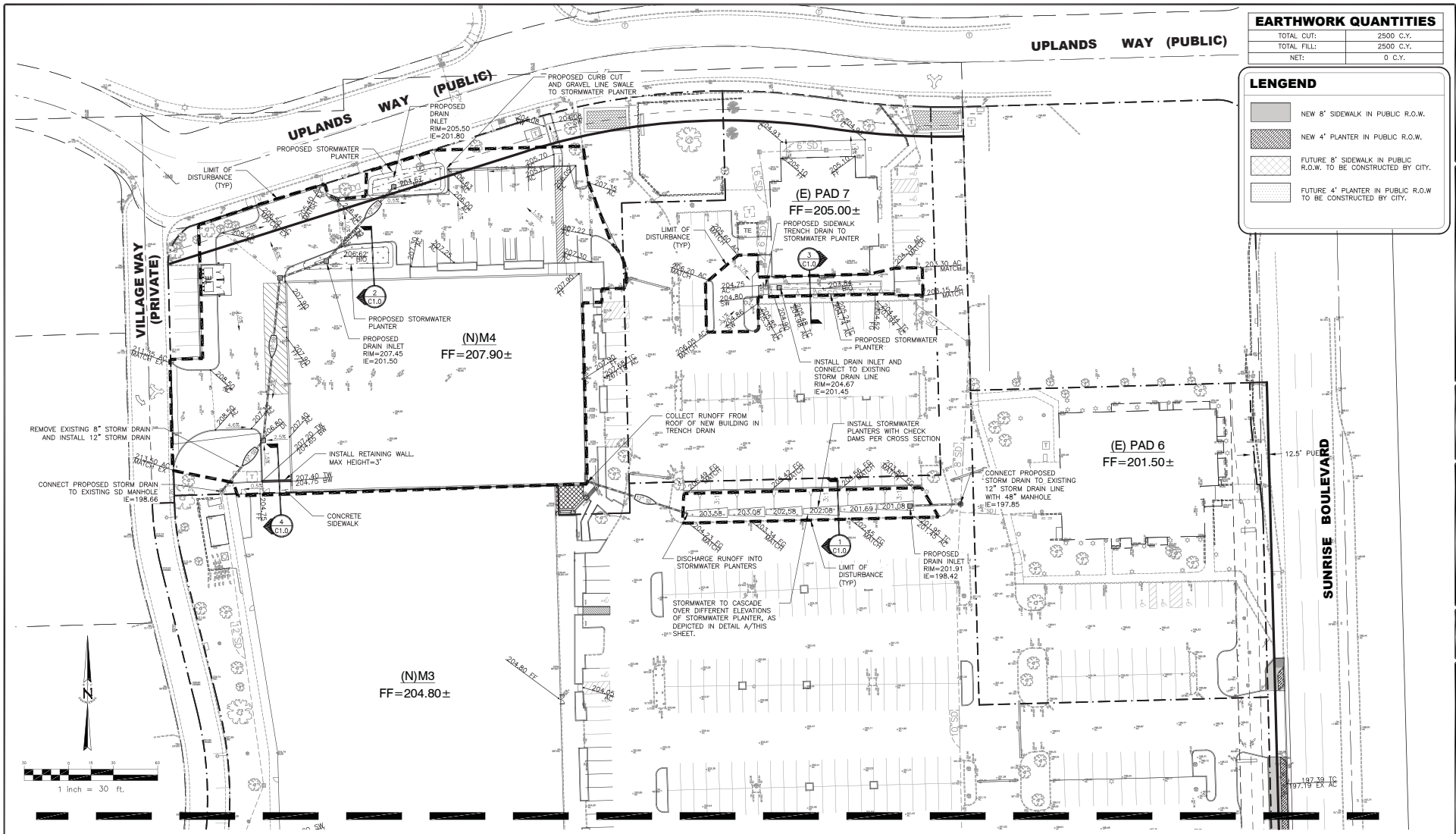
A-600

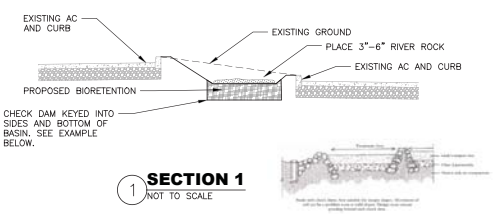
MerloneGeier Partners

DATE:	REVISIONS
06-27-2019	DESIGN REVIEW SUBMITTAL

SUNRISE VILLAGE

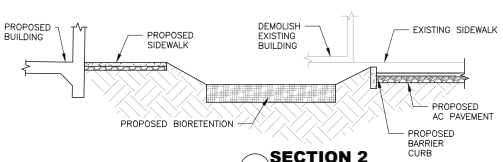
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



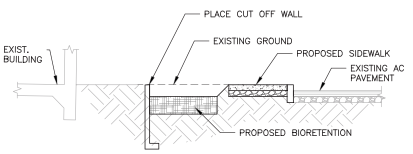


1 **SECTION 1**
NOT TO SCALE

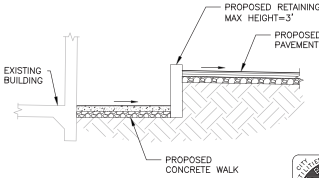
DETAIL A



2 **SECTION 2**
NOT TO SCALE



3 **SECTION 3**
NOT TO SCALE



4 **SECTION 4**
NOT TO SCALE

EARTHWORK QUANTITIES	
TOTAL CUT:	2500 C.Y.
TOTAL FILL:	2500 C.Y.
NET:	0 C.Y.

LENGEND

- NEW 8' SIDEWALK IN PUBLIC R.O.W.
- NEW 4' PLANTER IN PUBLIC R.O.W.
- FUTURE 8' SIDEWALK IN PUBLIC R.O.W. TO BE CONSTRUCTED BY CITY.
- FUTURE 4' PLANTER IN PUBLIC R.O.W TO BE CONSTRUCTED BY CITY.

NO.	DATE	DESCRIPTION	BY	DATE APPROVED

REVIEW ONLY NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Phone: 916.786.8264 Fax: 916.786.8408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

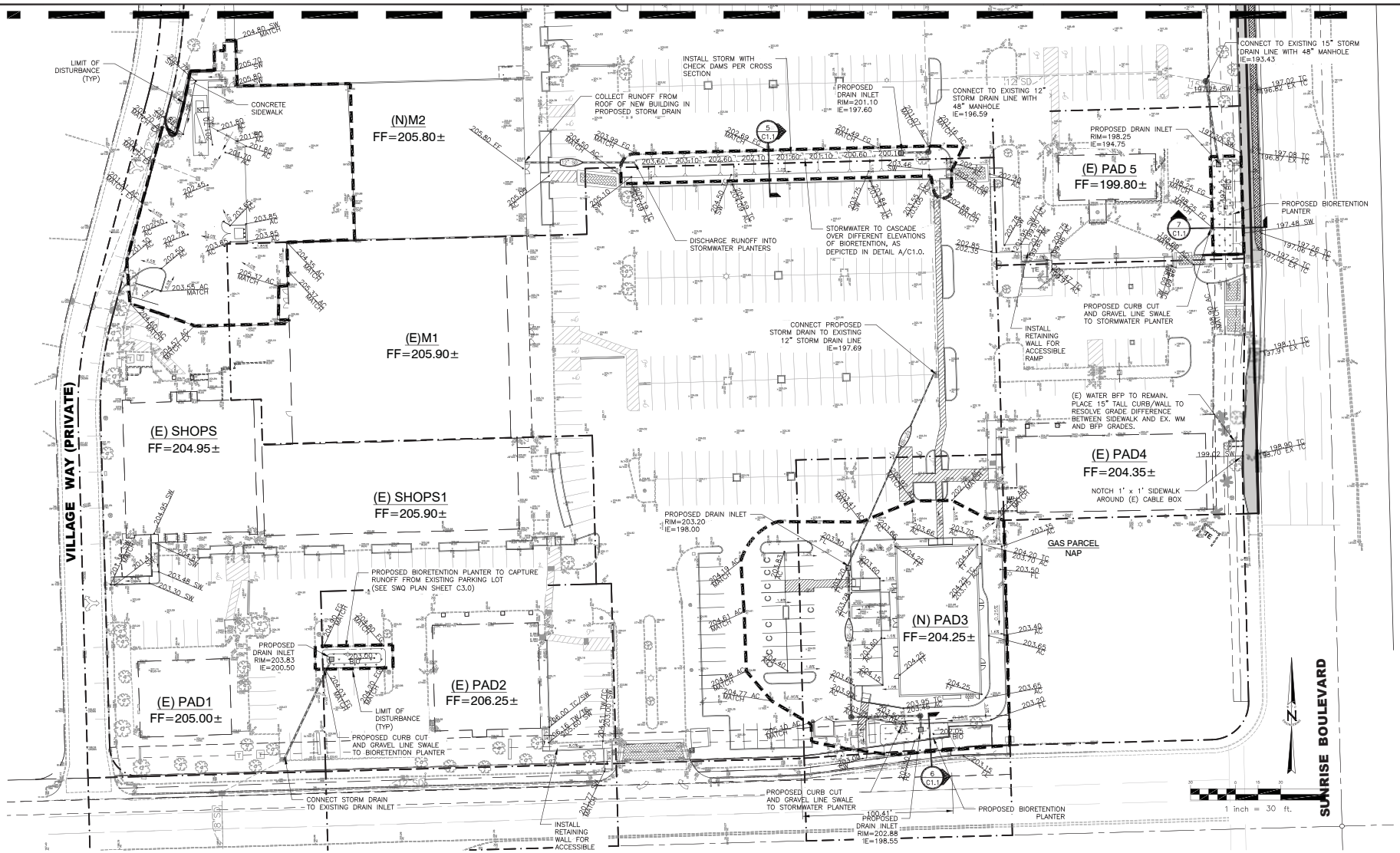
PRELIMINARY PLANS FOR SUNRISE VILLAGE

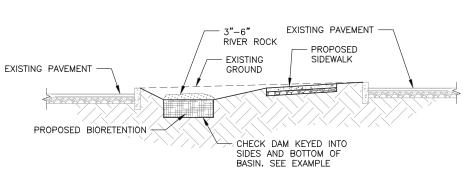
NWC OF SUNRISE BLVD AND MADISON AVE CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
PRELIMINARY GRADING PLAN

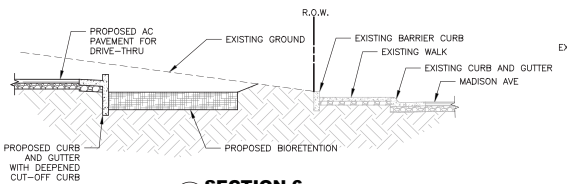
SHEET NO.
C1.0
OF 6

DATE: OCTOBER 07, 2019

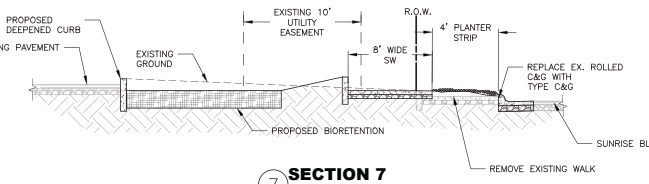




5 **SECTION 5**
NOT TO SCALE



6 **SECTION 6**
NOT TO SCALE



7 **SECTION 7**
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	DATE APPROVED
			ENG	CITY APPROVED

REVIEW ONLY NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Phone: 916.780.2884 Fax: 916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

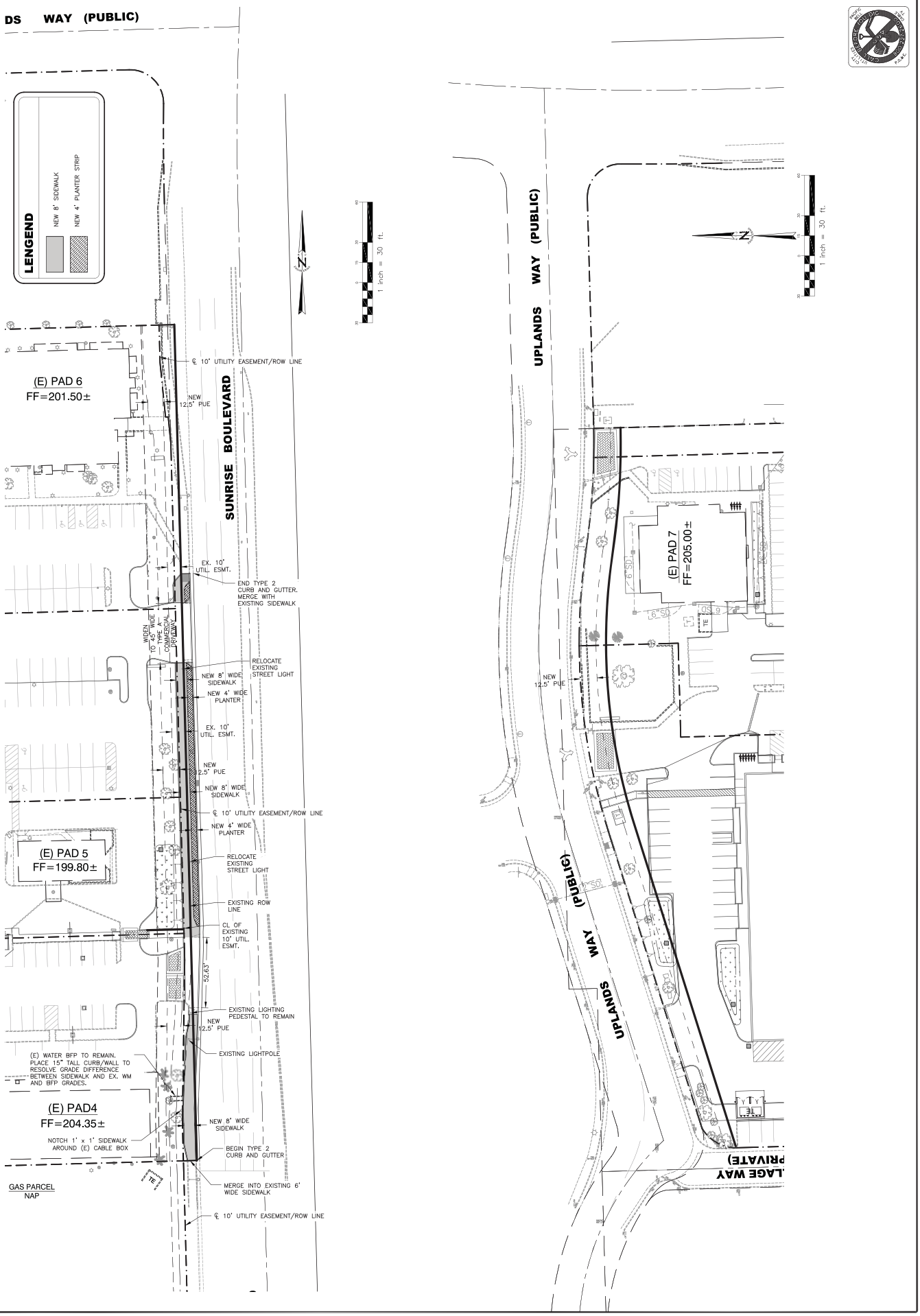
PRELIMINARY PLANS FOR SUNRISE VILLAGE

NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
C1.1
OF 6

DATE: OCTOBER 07, 2019



REVIEW ONLY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENG BY:	CITY APPROVED:	DATE

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph.916.788.2884 Fax.916.788.4408

PROJECT NO: 110-006
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

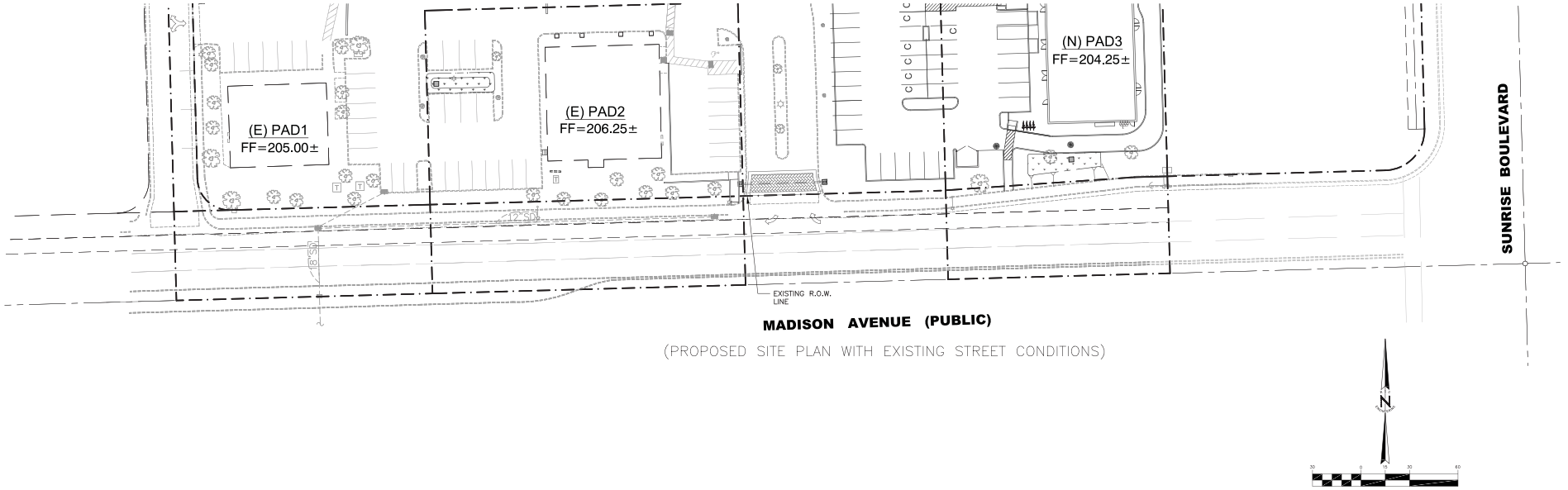
PRELIMINARY PLANS FOR SUNRISE VILLAGE

NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

SHEET TITLE: STREET FRONTAGE PLAN

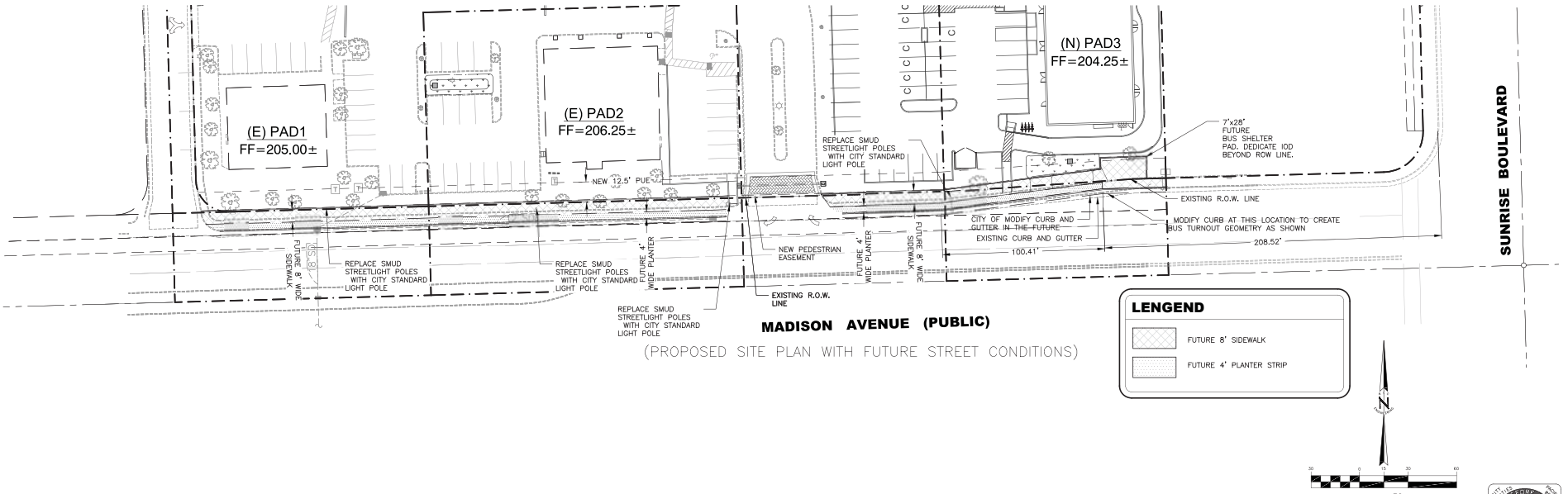
SHEET NO. C1.2 OF 6

DATE: OCTOBER 07, 2019



(PROPOSED SITE PLAN WITH EXISTING STREET CONDITIONS)

1 inch = 30 ft.



(PROPOSED SITE PLAN WITH FUTURE STREET CONDITIONS)

LENGEND

- FUTURE 8' SIDEWALK
- FUTURE 4' PLANTER STRIP

1 inch = 30 ft.

NO	DATE	DESCRIPTION	BY	DATE APPROVED
1				
2				
3				
4				
5				

REVIEW ONLY NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Phone: 916.788.8864 Fax: 916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

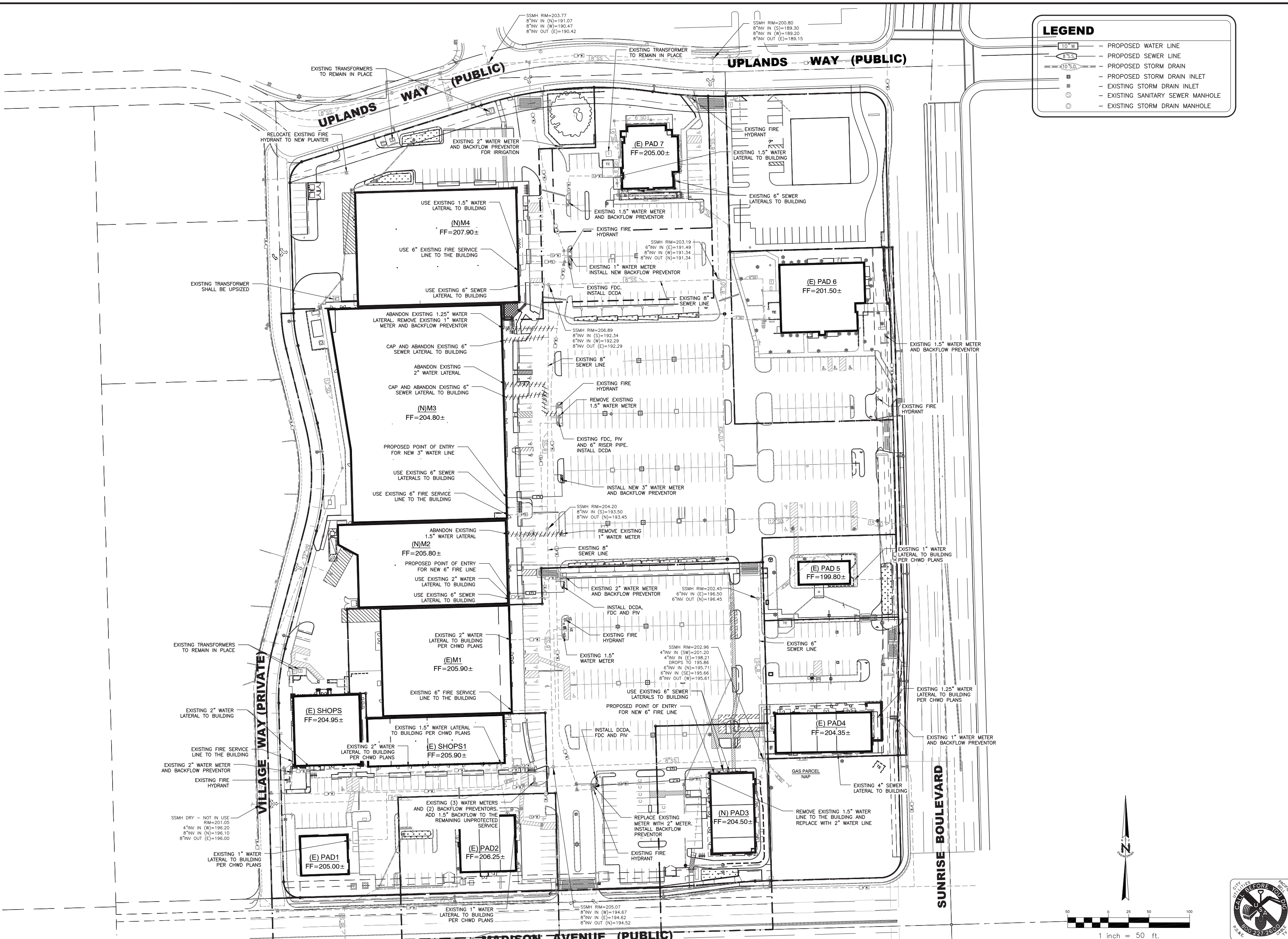
PRELIMINARY PLANS FOR
SUNRISE VILLAGE

NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
STREET FRONTAGE PLAN

SHEET NO.
C1.3
OF 6

DATE: OCTOBER 07, 2019



REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE

REVIEW ONLY, NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

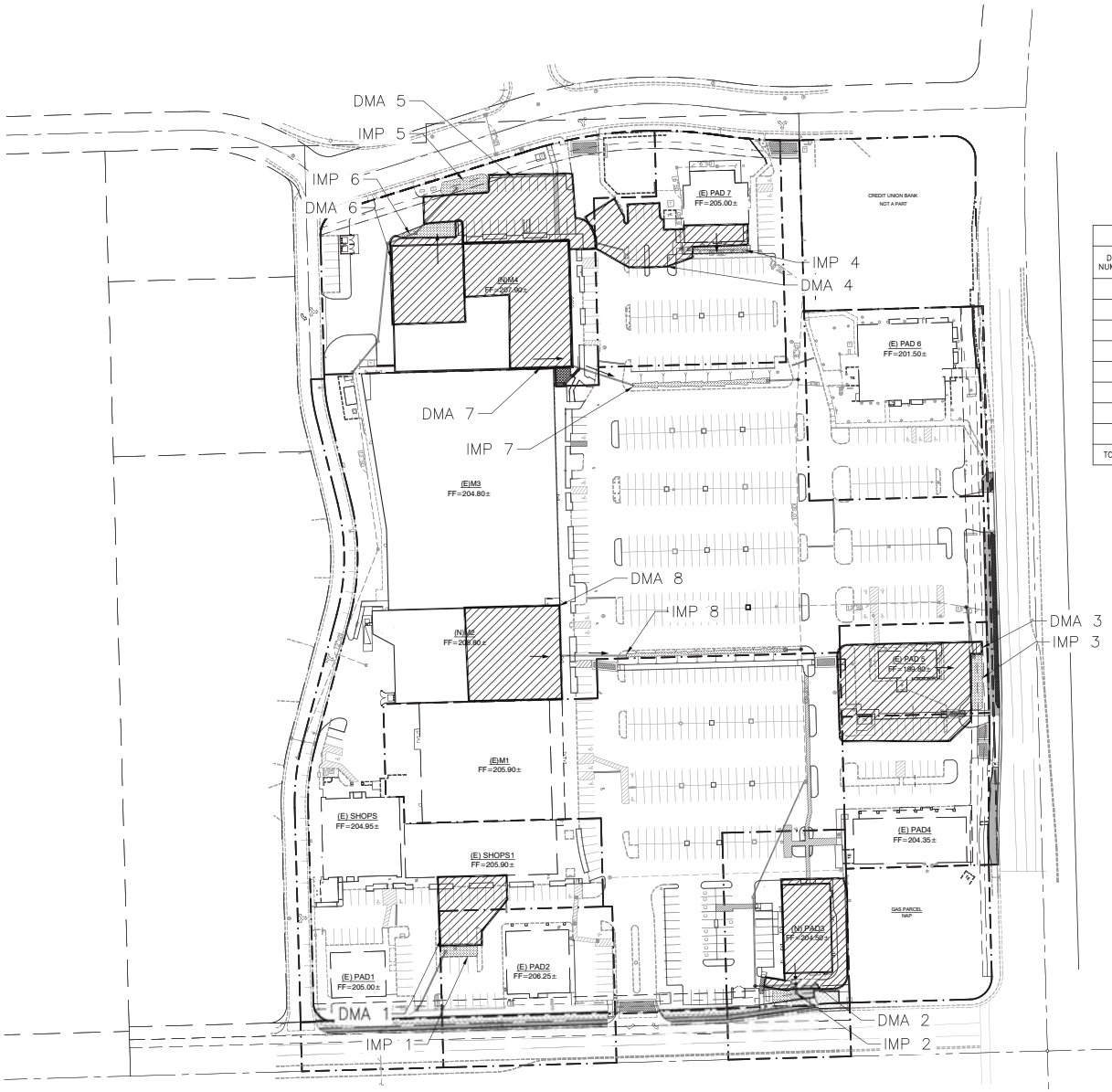
PROJECT NO: 110-006
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

PRELIMINARY PLANS FOR SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
C2.0
OF 6

DATE: OCTOBER 07, 2019



LEGEND

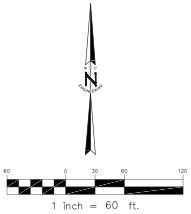
DISTURBED AREA

STORMWATER PLANTER

PROJECT TREATMENT AREAS

DMA NUMBER	TOTAL DMA AREA (SF)	Stormwater Planter Area (SF)	Stormwater Planter Depth (INCHES)	Stormwater Gravel Depth (INCHES)	Stormwater Volume (CF)	WATER QUALITY VOLUME (CF)	LOCATION OF TREATMENT
1	4,963	222	10	12	274	269	SUBSTITUTE TREATMENT AREA
2	9,046	492	10	9	558	490	BIORETENTION IN SHED AREA
3	16,047	820	10	9	929	869	SUBSTITUTE TREATMENT AREA
4	7,635	260	10	24	425	414	SUBSTITUTE TREATMENT AREA
5	10,813	542	10	9	614	586	STORMWATER IN SHED AREA
6	7,956	412	10	9	467	431	STORMWATER IN SHED AREA
7	12,655	758	10	9	859	685	STORMWATER IN PARKING LOT
8	11,033	666	10	9	755	598	STORMWATER IN PARKING LOT
TOTAL	80,148	4,172					

TOTAL LID POINTS ACHIEVED = 100.7 (SEE STORMWATER QUALITY REPORT)



1 inch = 60 ft.

NO.	DATE	DESCRIPTION	ENG BY	DATE APPROVED

REVIEW ONLY NOT FOR CONSTRUCTION

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2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Phone: 916.780.2884 Fax: 916.788.4408

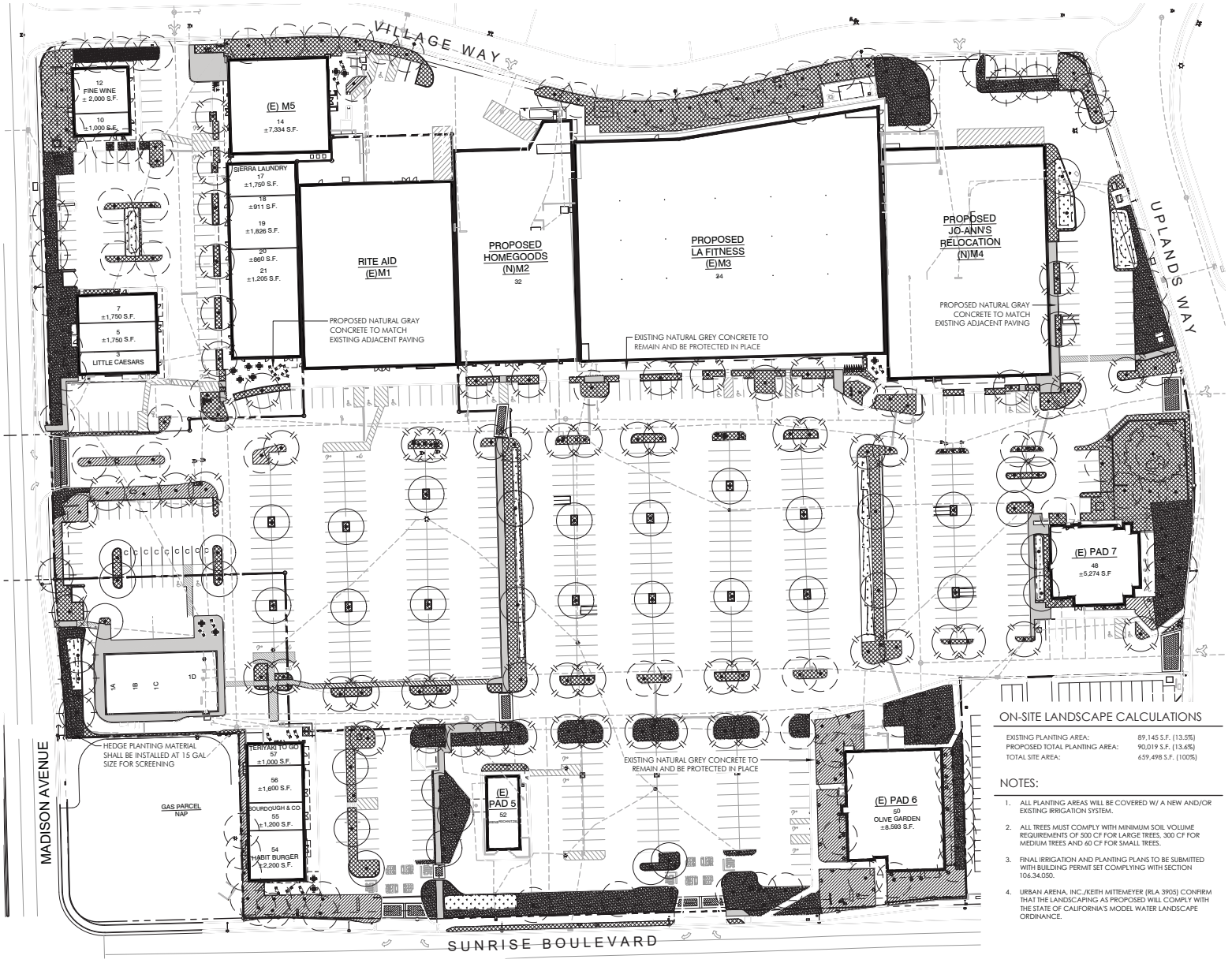
PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
PRELIMINARY STORMWATER PLAN

SHEET NO.
C3.0
OF 6

DATE: OCTOBER 07, 2019



ON-SITE LANDSCAPE CALCULATIONS

EXISTING PLANTING AREA:	89,145 S.F. (13.5%)
PROPOSED TOTAL PLANTING AREA:	90,019 S.F. (13.6%)
TOTAL SITE AREA:	659,498 S.F. (100%)

NOTES:

1. ALL PLANTING AREAS WILL BE COVERED W/ A NEW AND/OR EXISTING IRRIGATION SYSTEM.
2. ALL TREES MUST COMPLY WITH MINIMUM SOIL VOLUME REQUIREMENTS OF 500 CF FOR LARGE TREES, 300 CF FOR MEDIUM TREES AND 60 CF FOR SMALL TREES.
3. FINAL IRRIGATION AND PLANTING PLANS TO BE SUBMITTED WITH BUILDING PERMIT SET COMPLYING WITH SECTION 106.34.050.
4. URBAN ARENA, INC./KEITH MITTEMEYER (RLA 3905) CONFIRM THAT THE LANDSCAPING AS PROPOSED WILL COMPLY WITH THE STATE OF CALIFORNIA'S MODEL WATER LANDSCAPE ORDINANCE.

PLANTING LEGEND

EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE:

SYMBOL	
	REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION

PROPOSED STREET TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE	36" BOX MIN.	M
	FRAXINUS OXYCARPA 'RAYMOND'	RAYWOOD ASH		M
	(PROPOSED STREET TREES TO MATCH ADJACENT STREET TREES WHICH ARE TO REMAIN)			

PROPOSED PARKING LOT TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	FRAXINUS OXYCARPA 'RAYMOND'	RAYWOOD ASH	24" BOX MIN.	M
	ULMUS PARVIFOLIA 'ALLEE'	CHINESE EVERGREEN ELM		M

PROPOSED ACCENT TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE	24" BOX MIN.	M
	PYRUS KAWAKAMII	EVERGREEN PEAR		M
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE		L
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		M
	QUERCUS PALUSTRIS	PIN OAK		M
	PISTACIA CHINENSIS	CHINESE PISTACHE		L

EXISTING SHRUBS AND GRASSES TO REMAIN AND BE PROTECTED IN PLACE::

SYMBOL	BOTANICAL NAME
	EXISTING SHRUBS TO REMAIN AND BE PROTECTED IN PLACE
	EXISTING TURF TO REMAIN AND BE PROTECTED IN PLACE

PROPOSED SHRUBS AND GRASSES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	70% 5 GAL.	M
	CALLISTEMON VIMINALLIS 'LITTLE JOHN'	WEEPING BOTTLE BRUSH	@ 36" O.C.	L
	ABELIA GRANDIFLORA	GLOSSY ABELIA		M
	PITTOSPORUM SPECIES	TOBIRA	30% 1 GAL.	M
	RAPHIOLEPIS INDICA	INDIA HAWTHORN	@ 30" O.C.	L
	VIBURNUM TINUS 'DWARF'	DWARF LAURUSTINUS		M
	DIETES BICOLOR	FORTNIGHT LILY		L
	XYLOSMA CONGESTUM	SHINY XYLOSMA		L
	CAREX SPECIES	SEDGE		L
	SESLERIA SPECIES	BLUE MOOR GRASS		M
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS		M
	MUHLENBERGIA RIGENS	DEER GRASS		L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY		L

PROPOSED GROUNDCOVERS SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL. @ 60" O.C. MIN.	VL
	HEMEROCALLIS SPECIES	DAYLILY	1 GAL. @	M
	ROSA 'FLOWER CARPET'	CARPET ROSE	30" O.C. MIN.	M
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE		M

PROPOSED STORMWATER TREATMENT AREA SHRUBS AND GRASSES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	20% 5 GAL.	L
	CAREX SPECIES	SEDGE	@ 36" O.C.	L
	ACHILLEA MILLEFOLIUM	COMMON YARROW		L
	CHONDROPETALUM TECORUM	CAPE RUSH	80% 1 GAL.	L
	JUNCUS PATENS	BLUE RUSH	@ 30" O.C.	M
	SESLERIA SPECIES	BLUE MOOR GRASS		M

SHADE CALCULATIONS:

TREE TYPE	FULL (100%)		HALF (50%)	
PARKING LOT, ACCENT, AND PERIMETER	113.6 @ 962 SF =	109,283.2 SF	11.2 @ 481 SF =	5,387.2 SF
TREES (FOR PRELIMINARY PURPOSES ALL	14.2 @ 706 SF =	10,025.2 SF	1.4 @ 354 SF =	495.6 SF
TREES ARE CALCULATED AT 80% 35'	14.2 @ 491 SF =	6,972.2 SF	1.4 @ 246 SF =	344.4 SF
DIAMETER, 10% 30' DIAMETER AND 10%)		126,280.6 SF		6,227.2 SF

TOTAL SHADED AREA:	132,507.8 SF	EXISTING SHADE:	86,711 SF
TOTAL PARKING AREA:	274,122.0 SF	EXISTING PKG:	281,664 SF
PERCENT SHADED:	48.3%	PERCENT SHADED:	30.8%

PROPOSED PLANTING WATER MGMT AB-1881

PLANT TYPE / HYDROZONE	TREES (BUBBLER)	SHRUBS DRIP (M)	TOTALS
SITE Eto (in/yr)	51.90	51.90	
PLANT FACTORS KC	0.50	0.50	
HYDROZONE AREA (sq.ft.)	5,625.00	84,394.00	**90,019.00**
IRRIGATION EFFIENCY	0.81	0.81	
CONVERSION FACTOR	0.62	0.62	
MAWA (gal) = (ETo)(.45)(LA)(.62)	81,450.56	1,222,033.56	**1,303,484.12**
MAWA (ccf)	108.88	1,633.73	**1,742.63**
ETWU (gal)= [(ETo)(PF)(HA)(.62)]/(IE)	111,729.17	1,676,314.90	**1,788,044.06**
EWU (ccf)	149.37	2,241.06	**2,390.43**
AVERAGE RAINFALL IN.	21.00	21.00	
EFFECTIVE RAINFALL IN.	5.25	5.25	
EFFECTIVE RAINFALL (gallons)	18,407.08	276,168.32	**294,575.39**
TOTAL WATER USAGE (gallons)			**1,493,468.67**
TOTAL WATER USAGE (ccf)			**1,996.62**

1"=40'-0"SCALE
0 40 80

NORTH

L1

MerloneGeier Partners

PRELIMINARY LANDSCAPE PLAN

DATE:	REVISIONS
09-25-2019	ENTITLEMENT SUBMITTAL

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



PLANTING LEGEND

EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE: 103

SYMBOL

REFER TO ARBORIST REPORT BELOW FOR ADDITIONAL INFORMATION

EXISTING TREE TO BE REMOVED: 90

SYMBOL

REFER TO ARBORIST REPORT BELOW FOR ADDITIONAL INFORMATION

NOTES:

TREES #1, 2, 14.19, 99, & 103 ARE OUTSIDE OF PROJECT AREA AND THUS NOT INCLUDED AS PART OF THE CALCULATIONS

(26) TREES REQUIRING PERMIT FOR REMOVAL DUE TO DBH LARGER THAN 19": #36, 38, 39, 41, 42*, 56, 61, 62, 70, 71, 73, 76, 77, 79, 86*, 105, 106, 107, 123, 132, 134*, 165, 183*, 184, 192*, & 195

* TREES #42, 86, 134, 183, & 192 HAVE BEEN RECOMMENDED FOR REMOVAL BY ARBORIST REPORT

1"=40'-0" SCALE

0 40 80

NORTH

L2

MerloneGeier Partners

EXISTING TREE PLAN

DATE:	REVISIONS
09-25-2019	ENTITLEMENT SUBMITTAL

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

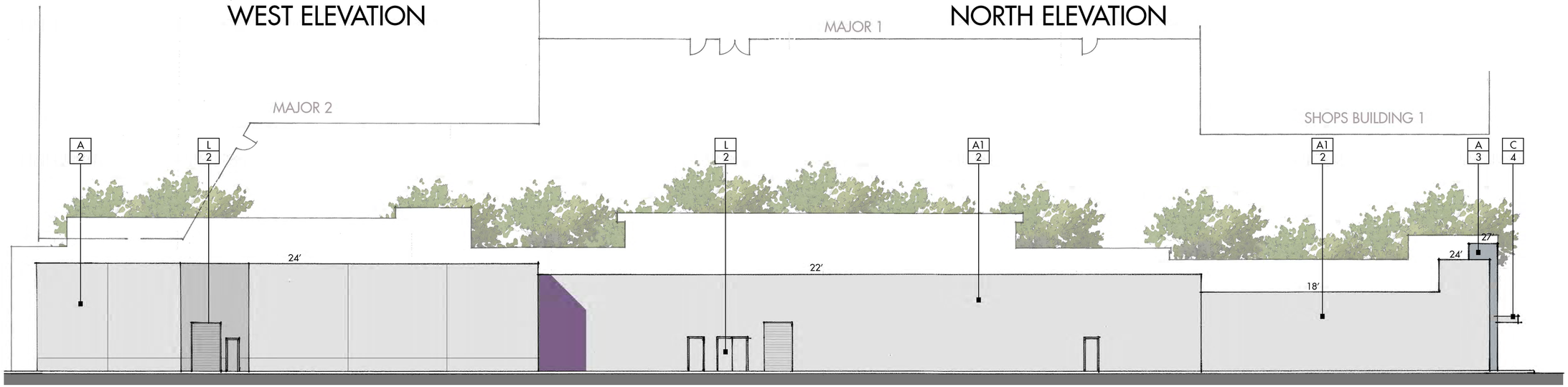


WEST ELEVATION



NORTH ELEVATION

KEY PLAN



WEST ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

DISCLAIMER:

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PROPOSED EXTERIOR ELEVATIONS
MAJORS 1,2 & 5 AND SHOPS BUILDING 1

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

A-501

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



EAST ELEVATION



EAST ELEVATION (cont.)

NOTE:
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FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
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- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
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- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

PROPOSED EXTERIOR ELEVATIONS
MAJOR BUILDINGS 3 & 4

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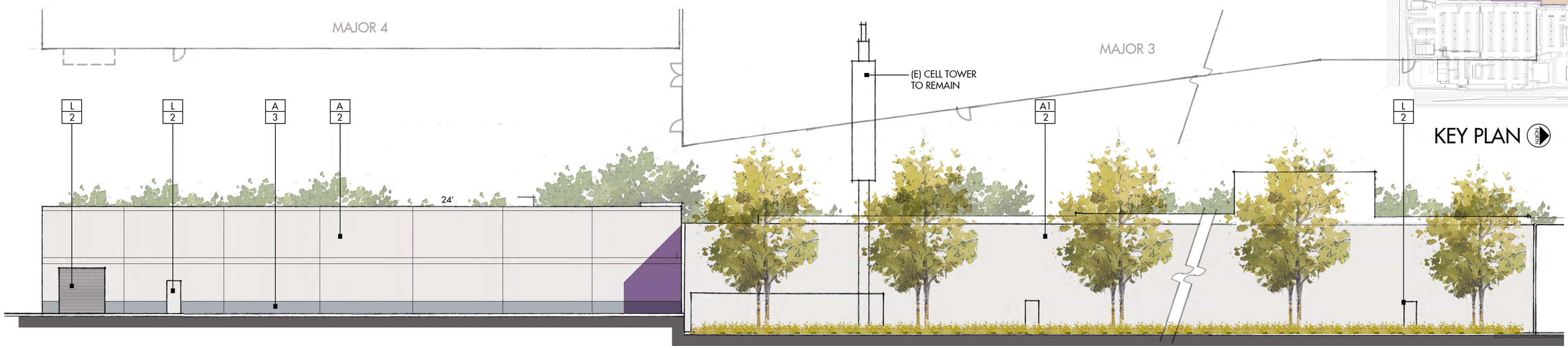
MerloneGeier Partners

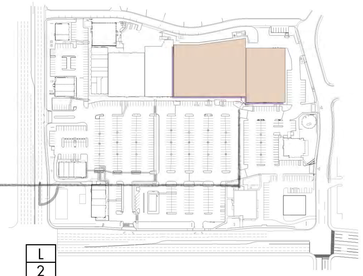
DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

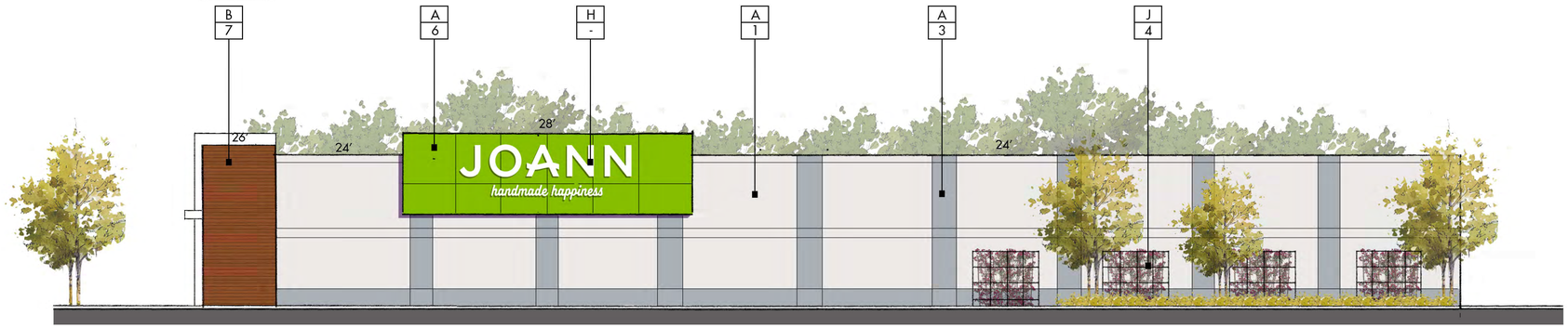
mg A-502

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California





WEST ELEVATION



NORTH ELEVATION

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PROPOSED EXTERIOR ELEVATIONS
MAJOR BUILDINGS 3 & 4

FINISHES:

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A1	(E) EXTERIOR CEMENT PLASTER FINISH
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O	(E) TRASH ENCLOSURE TO REMAIN
P	(E) CORNICE/TRIM TO REMAIN

COLORS:

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5	HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
6	SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
7	FVG C51 "WALNUT" BY: RESYSTA
8	METAL PANEL BY: ALUCOBOND
9	CLEAR ANODIZED No. 14 BY: KAWNEER

A-503

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

SUNRISE VILLAGE
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

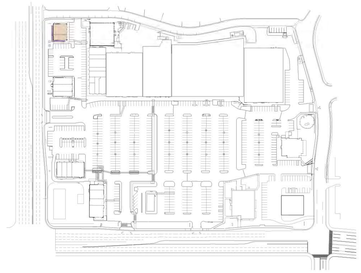


WEST ELEVATION

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KEY PLAN

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- F ALUMINUM STOREFRONT W/ CLEAR GLASS
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- J METAL LOUVERS /TRELLIS
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- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
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- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 1

MerloneGeier Partners

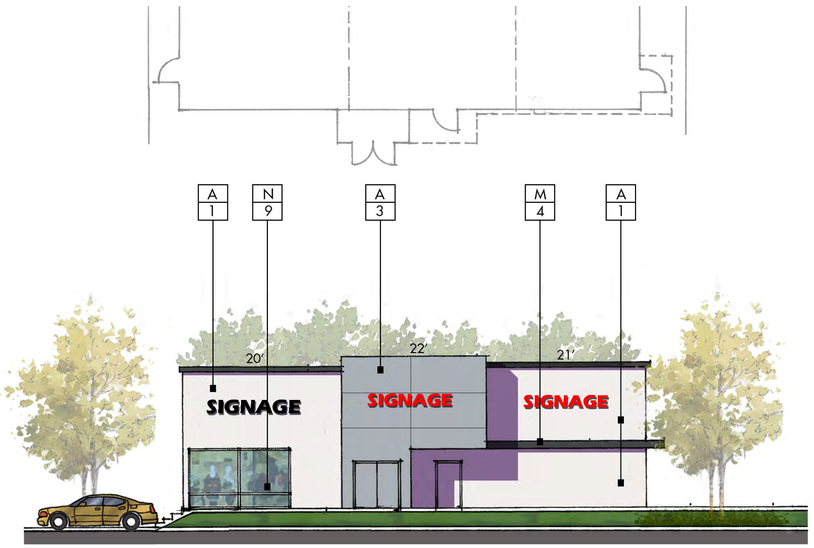
DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

A-504

SUNRISE VILLAGE

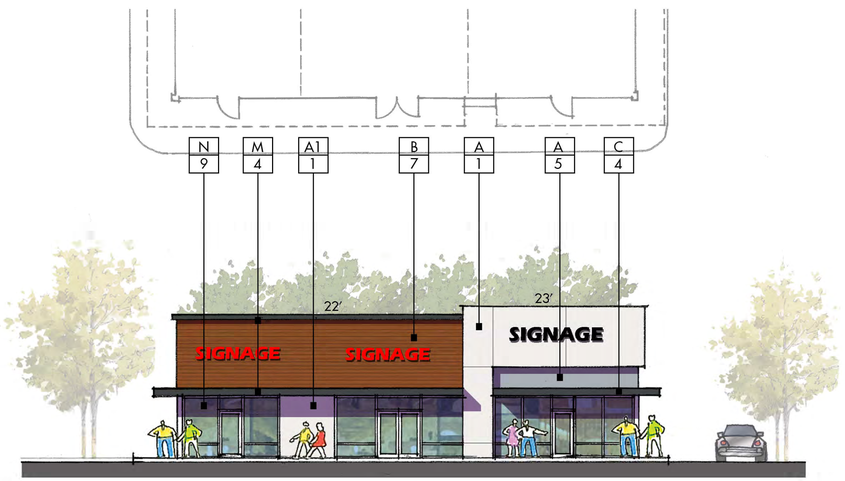
NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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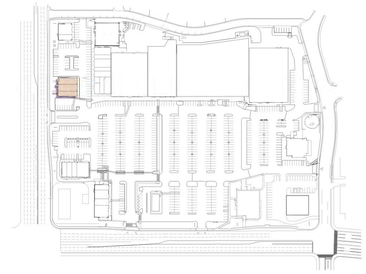
PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 2

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"



KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
- L METAL DOOR/ROLL-UP DOOR
- M FOAM FORMED CORNICE
- N (E) ALUMINUM STOREFRONT
- O (E) TRASH ENCLOSURE TO REMAIN
- P (E) CORNICE/TRIM TO REMAIN
- Q (E) RAILING TO REMAIN

COLORS:

- 1 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
- 4 SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

mg A-505

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



EAST ELEVATION



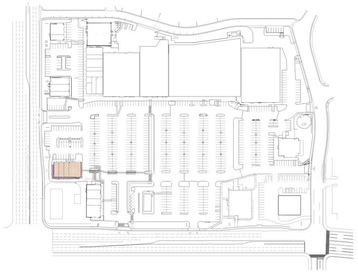
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



KEY PLAN

FINISHES:

- A — (N) EXTERIOR CEMENT PLASTER FINISH
- A1 — (E) EXTERIOR CEMENT PLASTER FINISH
- B — COMPOSITE WOOD SIDING
- C — METAL CANOPY
- D — METAL PANEL
- E — BRAKE METAL
- F — ALUMINUM STOREFRONT W/ CLEAR GLASS
- G — EXTERIOR LIGHT FIXTURE
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- P — (E) CORNICE/TRIM TO REMAIN
- Q — (E) RAILING TO REMAIN

COLORS:

- 1 — 2133-70 "TUNDRA" BY: BENJAMIN MOORE
- 2 — 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 3 — 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE
- 4 — SW 6258 "TRICON BLACK" BY: SHERWIN WILLIAMS
- 5 — HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 — SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 — FVG C51 "WALNUT" BY: RESYSTA
- 8 — METAL PANEL BY: ALUCOBOND
- 9 — CLEAR ANODIZED No. 14 BY: KAWNEER

DISCLAIMER:

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NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 3

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

mg A-506

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

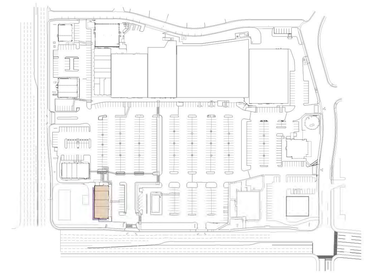


WEST ELEVATION

NOTE:
ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE ABOVE BUILDING PARAPETS FROM AREA WITHIN AND SURROUNDING AREA

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KEY PLAN

FINISHES:

- A (N) EXTERIOR CEMENT PLASTER FINISH
- A1 (E) EXTERIOR CEMENT PLASTER FINISH
- B COMPOSITE WOOD SIDING
- C METAL CANOPY
- D METAL PANEL
- E BRAKE METAL
- F ALUMINUM STOREFRONT W/ CLEAR GLASS
- G EXTERIOR LIGHT FIXTURE
- H SIGNAGE BY OTHERS
- J METAL LOUVERS /TRELLIS
- K PATIO RAILING
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- P (E) CORNICE/TRIM TO REMAIN
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COLORS:

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- 3 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
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- 5 HC-155 "NEW BURYPORT BLUE" BY: BENJAMIN MOORE
- 6 SW 6733 "GRASSHOPPER" OR EQUAL BY: BENJAMIN MOORE
- 7 FVG C51 "WALNUT" BY: RESYSTA
- 8 METAL PANEL BY: ALUCOBOND
- 9 CLEAR ANODIZED No. 14 BY: KAWNEER

PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 4

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"

A-507

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

NOTE:
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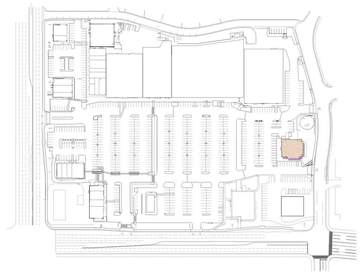
PROPOSED EXTERIOR ELEVATIONS

PAD BUILDING 7

MerloneGeier Partners

DATE:	REVISIONS
06-20-2019	DESIGN REVIEW - CLIENT REVISION
09-04-2019	CITY COMMENTS

SCALE: 3/32' = 1'-0"



KEY PLAN

FINISHES:

- A — (N) EXTERIOR CEMENT PLASTER FINISH
- A1 — (E) EXTERIOR CEMENT PLASTER FINISH
- B — COMPOSITE WOOD SIDING
- C — METAL CANOPY
- D — METAL PANEL
- E — BRAKE METAL
- F — ALUMINUM STOREFRONT W/ CLEAR GLASS
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- J — METAL LOUVERS /TRELLIS
- K — PATIO RAILING
- L — METAL DOOR/ROLL-UP DOOR
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- O — (E) TRASH ENCLOSURE TO REMAIN
- P — (E) CORNICE/TRIM TO REMAIN
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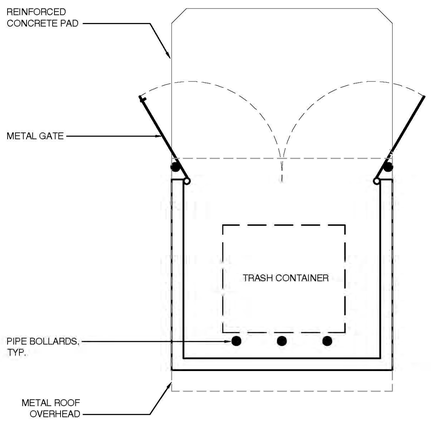
COLORS:

1. 2133-70 "TUNDRA" BY: BENJAMIN MOORE
2. 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
3. 2120-50 "SILVER SPRING" BY: BENJAMIN MOORE
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8. METAL PANEL BY: ALUCOBOND
9. CLEAR ANODIZED No. 14 BY: KAWNEER

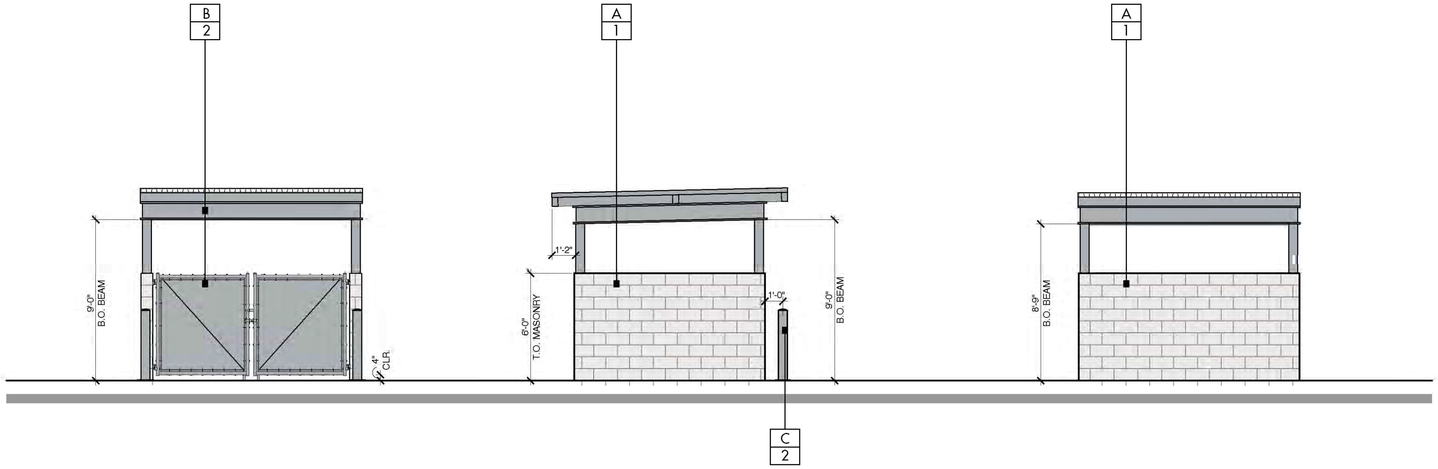
A-508

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

NOTE:

ALL EXISTING TRASH ENCLOSURES TO REMAIN.

NOTE:

This information herein is subject to adjustments pending further verification. No warranties or guarantees of any kind are given or implied by the architect.

DISCLAIMER:

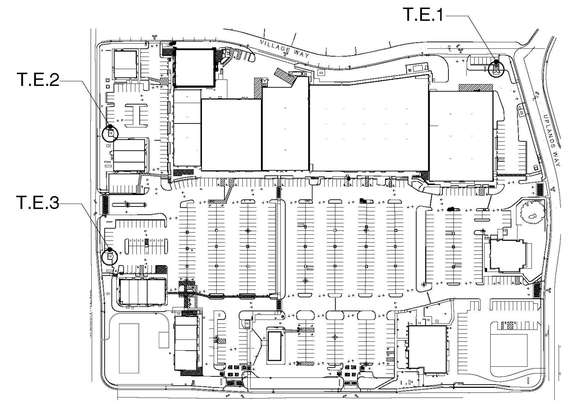
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FINISHES:

- A (N) CMU WALL PAINTED
- B (N) METAL GATE/ROOF
- C (N) PIPE BOLLARDS

COLORS:

- 1 2133-60 "SIDEWALK GRAY" BY: BENJAMIN MOORE
- 2 2124-30 "DEEP SILVER" BY: BENJAMIN MOORE



KEY PLAN
N.T.S.

N

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

A-509

PROPOSED TRASH ENCLOSURE

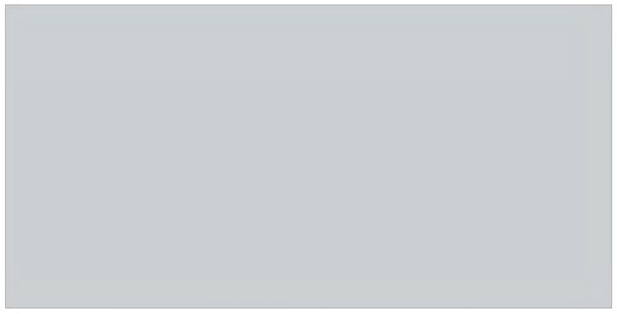
MerloneGeier Partners

DATE:	REVISIONS
06-27-2019	DESIGN REVIEW SUBMITTAL
09-06-2019	CITY COMMENTS

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

2133-70 "TUNDRA"
BY: BENJAMIN MOORE



2133-60 "SIDEWALK GRAY"
BY: BENJAMIN MOORE



2120-50 "SILVER SPRING"
BY: BENJAMIN MOORE



SW 6258 "TRICON BLACK
BY: SHERWIN WILLIAMS



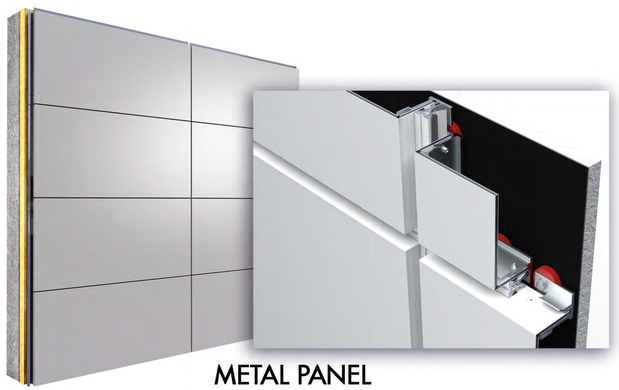
HC-155 "NEW BURYPORT BLUE"
BY: BENJAMIN MOORE



SW 6733 "GRASSHOPPER" OR EQAUL
BY: BENJAMIN MOORE



FVG C51 "WALNUT"
BY: RESYSTA



METAL PANEL
BY: ALUCOBOND



CLEAR ANODIZED No. 14
BY: KAWNEER

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MerloneGeier Partners

MATERIAL BOARD

DATE:	REVISIONS
06-27-2019	DESIGN REVIEW SUBMITTAL

A-600

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

EARTHWORK QUANTITIES	
TOTAL CUT:	2500 C.Y.
TOTAL FILL:	2500 C.Y.
NET:	0 C.Y.

LENGEND

- NEW 8' SIDEWALK IN PUBLIC R.O.W.
- NEW 4' PLANTER IN PUBLIC R.O.W.
- FUTURE 8' SIDEWALK IN PUBLIC R.O.W. TO BE CONSTRUCTED BY CITY.
- FUTURE 4' PLANTER IN PUBLIC R.O.W TO BE CONSTRUCTED BY CITY.

UPLANDS WAY (PUBLIC)

VILLAGE WAY (PRIVATE)

SUNRISE BOULEVARD

PROPOSED DRAIN INLET RIM=205.50 IE=201.80

PROPOSED STORMWATER PLANTER

PROPOSED CURB CUT AND GRAVEL LINE SWALE TO STORMWATER PLANTER

LIMIT OF DISTURBANCE (TYP)

(E) PAD 7
FF=205.00±

PROPOSED SIDEWALK TRENCH DRAIN TO STORMWATER PLANTER

PROPOSED STORMWATER PLANTER

PROPOSED DRAIN INLET RIM=207.45 IE=201.50

(N)M4
FF=207.90±

INSTALL DRAIN INLET AND CONNECT TO EXISTING STORM DRAIN LINE RIM=204.67 IE=201.45

COLLECT RUNOFF FROM ROOF OF NEW BUILDING IN TRENCH DRAIN

INSTALL STORMWATER PLANTERS WITH CHECK DAMS PER CROSS SECTION

(E) PAD 6
FF=201.50±

REMOVE EXISTING 8" STORM DRAIN AND INSTALL 12" STORM DRAIN

INSTALL RETAINING WALL. MAX HEIGHT=3'

CONNECT PROPOSED STORM DRAIN TO EXISTING SD MANHOLE IE=198.66

CONCRETE SIDEWALK

CONNECT PROPOSED STORM DRAIN TO EXISTING 12" STORM DRAIN LINE WITH 48" MANHOLE IE=197.85

DISCHARGE RUNOFF INTO STORMWATER PLANTERS

STORMWATER TO CASCADE OVER DIFFERENT ELEVATIONS OF STORMWATER PLANTER, AS DEPICTED IN DETAIL A/THIS SHEET.

PROPOSED DRAIN INLET RIM=201.91 IE=198.42

(N)M3
FF=204.80±

12.5' PUE

197.39 TC
197.19 EX AC

N
TRUE NORTH

30 0 15 30 60
1 inch = 30 ft.

EXISTING AC AND CURB
EXISTING GROUND
PLACE 3"–6" RIVER ROCK
EXISTING AC AND CURB
PROPOSED BIORETENTION
CHECK DAM KEYED INTO SIDES AND BOTTOM OF BASIN. SEE EXAMPLE BELOW.

Treatment Area
sand/compost mix
Class 2 permeable
Native soil, no compaction
Swale with check dams. Not suitable for steeper slopes. Movement of soil can be a problem even at mild slopes. Design must ensure ponding behind each check dam.

DETAIL A

1 **SECTION 1**
NOT TO SCALE

PROPOSED BUILDING
PROPOSED SIDEWALK
DEMOLISH EXISTING BUILDING
EXISTING SIDEWALK
PROPOSED BIORETENTION
PROPOSED AC PAVEMENT
PROPOSED BARRIER CURB

2 **SECTION 2**
NOT TO SCALE

EXIST. BUILDING
PLACE CUT OFF WALL
EXISTING GROUND
PROPOSED SIDEWALK
EXISTING AC PAVEMENT
PROPOSED BIORETENTION

3 **SECTION 3**
NOT TO SCALE

EXISTING BUILDING
PROPOSED RETAINING WALL. MAX HEIGHT=3'
PROPOSED AC PAVEMENT
PROPOSED CONCRETE WALK

4 **SECTION 4**
NOT TO SCALE

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REVIEW ONLY NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR SUNRISE VILLAGE

NWC OF SUNRISE BLVD AND MADISON AVE CITY OF CITRUS HEIGHTS, CA

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
C1.0
OF 6

DATE: OCTOBER 07, 2019

USA CALL BEFORE YOU DIG 800-227-2600 PG&E

Xrefs: P:\110-006\Planning\Concepts\110006_XPDSD.dwg
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USER: acosch
PLOT DATE: Oct 07, 2019 - 3:41:57 PM

LIMIT OF DISTURBANCE (TYP)

CONCRETE SIDEWALK

(N)M2
FF=205.80±

(E)M1
FF=205.90±

(E) SHOPS
FF=204.95±

(E) SHOPS1
FF=205.90±

(E) PAD1
FF=205.00±

(E) PAD2
FF=206.25±

(E) PAD 5
FF=199.80±

(N) PAD3
FF=204.25±

(E) PAD4
FF=204.35±

VILLAGE WAY (PRIVATE)

SUNRISE BOULEVARD

INSTALL STORM WITH CHECK DAMS PER CROSS SECTION

COLLECT RUNOFF FROM ROOF OF NEW BUILDING IN PROPOSED STORM DRAIN

PROPOSED DRAIN INLET RIM=201.10 IE=197.60

CONNECT TO EXISTING 12" STORM DRAIN LINE WITH 48" MANHOLE IE=196.59

CONNECT TO EXISTING 15" STORM DRAIN LINE WITH 48" MANHOLE IE=193.43

PROPOSED DRAIN INLET RIM=198.25 IE=194.75

PROPOSED BIORETENTION PLANTER

DISCHARGE RUNOFF INTO STORMWATER PLANTERS

STORMWATER TO CASCADE OVER DIFFERENT ELEVATIONS OF BIORETENTION, AS DEPICTED IN DETAIL A/C1.0.

CONNECT PROPOSED STORM DRAIN TO EXISTING 12" STORM DRAIN LINE IE=197.69

INSTALL RETAINING WALL FOR ACCESSIBLE RAMP

PROPOSED CURB CUT AND GRAVEL LINE SWALE TO STORMWATER PLANTER

(E) WATER BFP TO REMAIN. PLACE 15" TALL CURB/WALL TO RESOLVE GRADE DIFFERENCE BETWEEN SIDEWALK AND EX. WM AND BFP GRADES.

NOTCH 1' x 1' SIDEWALK AROUND (E) CABLE BOX

PROPOSED DRAIN INLET RIM=203.20 IE=198.00

GAS PARCEL
NAP

PROPOSED BIORETENTION PLANTER TO CAPTURE RUNOFF FROM EXISTING PARKING LOT (SEE SWQ PLAN SHEET C3.0)

PROPOSED DRAIN INLET RIM=203.83 IE=200.50

LIMIT OF DISTURBANCE (TYP)

PROPOSED CURB CUT AND GRAVEL LINE SWALE TO BIORETENTION PLANTER

CONNECT STORM DRAIN TO EXISTING DRAIN INLET

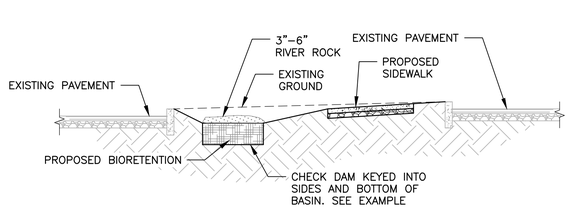
INSTALL RETAINING WALL FOR ACCESSIBLE

PROPOSED CURB CUT AND GRAVEL LINE SWALE TO STORMWATER PLANTER

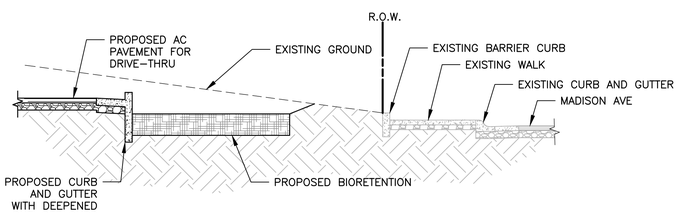
PROPOSED DRAIN INLET RIM=202.88 IE=198.55

PROPOSED BIORETENTION PLANTER

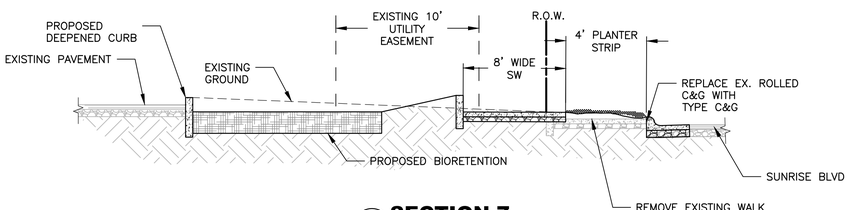
1 inch = 30 ft.



5 **SECTION 5**
NOT TO SCALE



6 **SECTION 6**
NOT TO SCALE



7 **SECTION 7**
NOT TO SCALE

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

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NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	110–006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

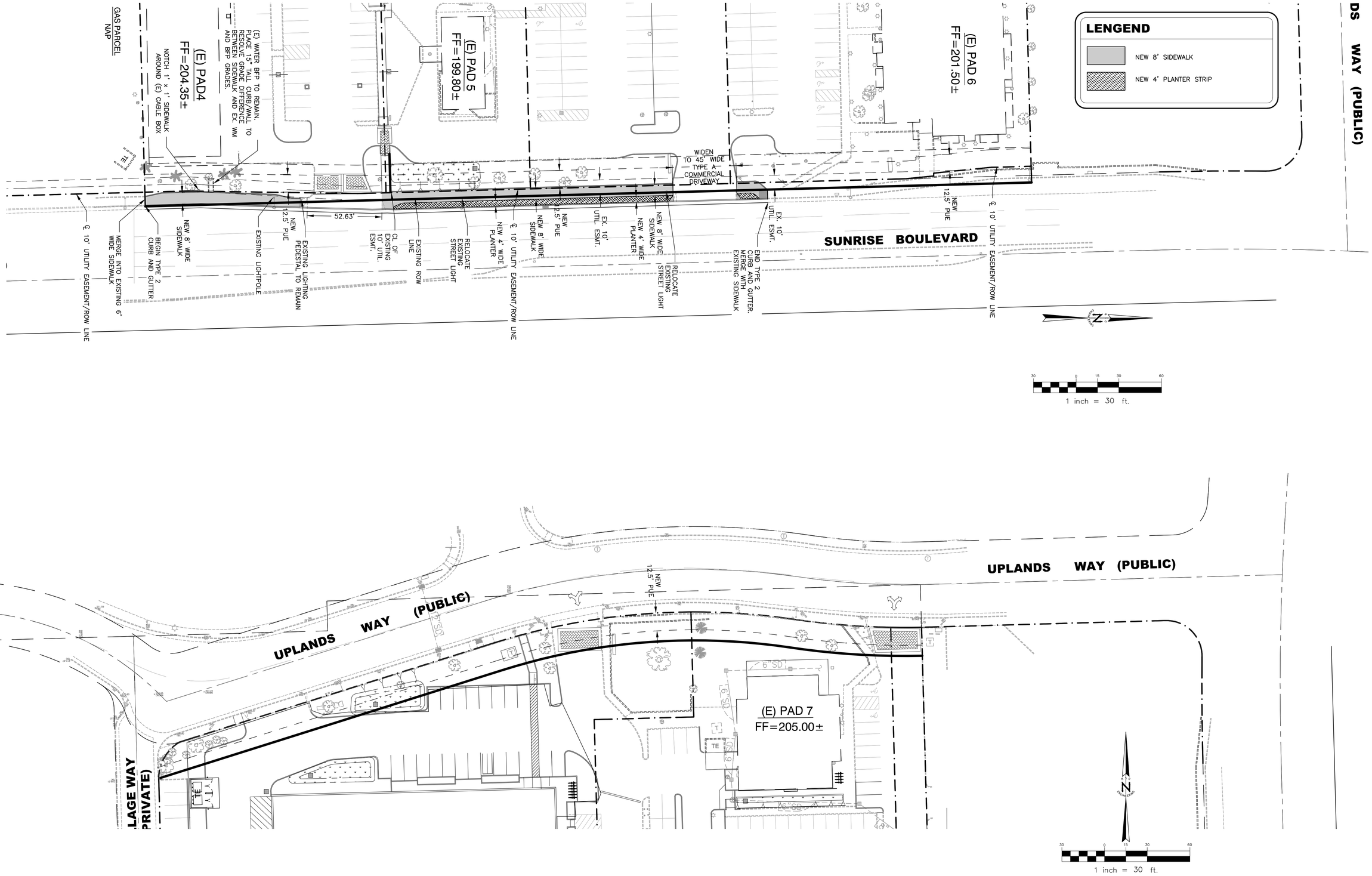
SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
C1.1
OF 6

DATE: OCTOBER 07, 2019

CALL BEFORE YOU DIG
USA 800.227.2600
PG&E

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REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REVIEW ONLY
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RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

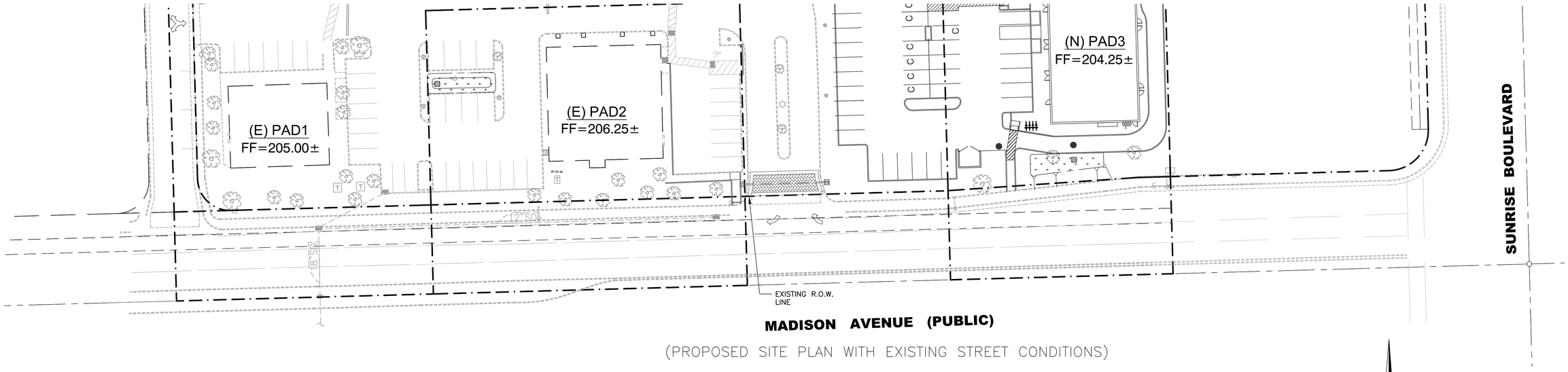
SHEET TITLE
STREET FRONTAGE PLAN

SHEET NO.
C1.2
OF 6

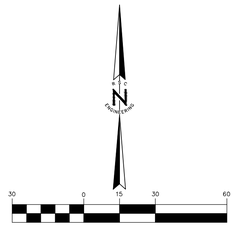
DATE: OCTOBER 07, 2019

CALL UTILITIES BEFORE YOU DIG
USA 800.227.2600 811
PACIFIC GAS & ELECTRIC
CITY OF CITRUS HEIGHTS

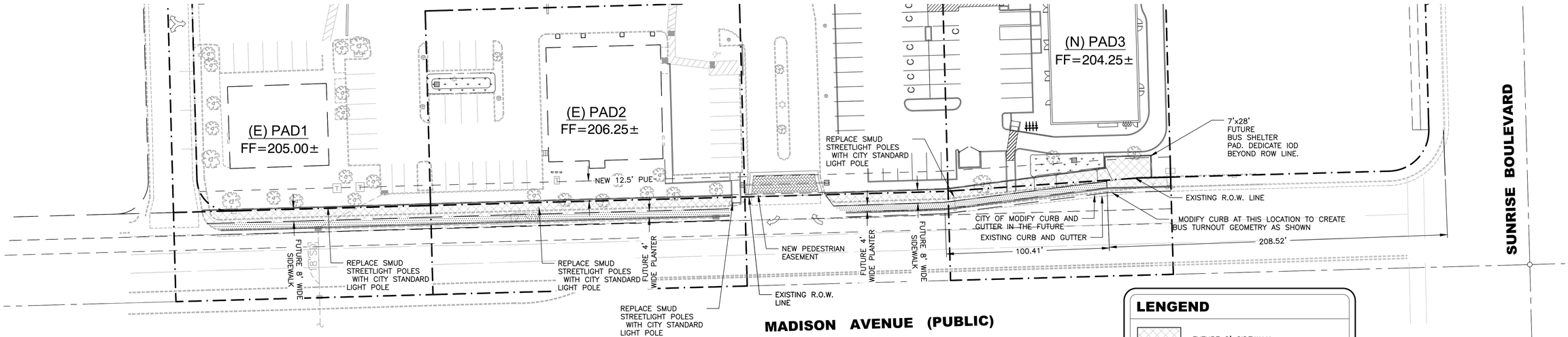
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(PROPOSED SITE PLAN WITH EXISTING STREET CONDITIONS)



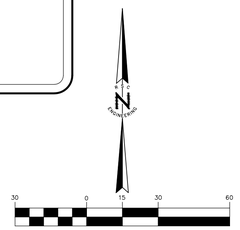
1 inch = 30 ft.



(PROPOSED SITE PLAN WITH FUTURE STREET CONDITIONS)

LENGEND

- FUTURE 8' SIDEWALK
- FUTURE 4' PLANTER STRIP



1 inch = 30 ft.

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

REVIEW ONLY
NOT FOR CONSTRUCTION

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

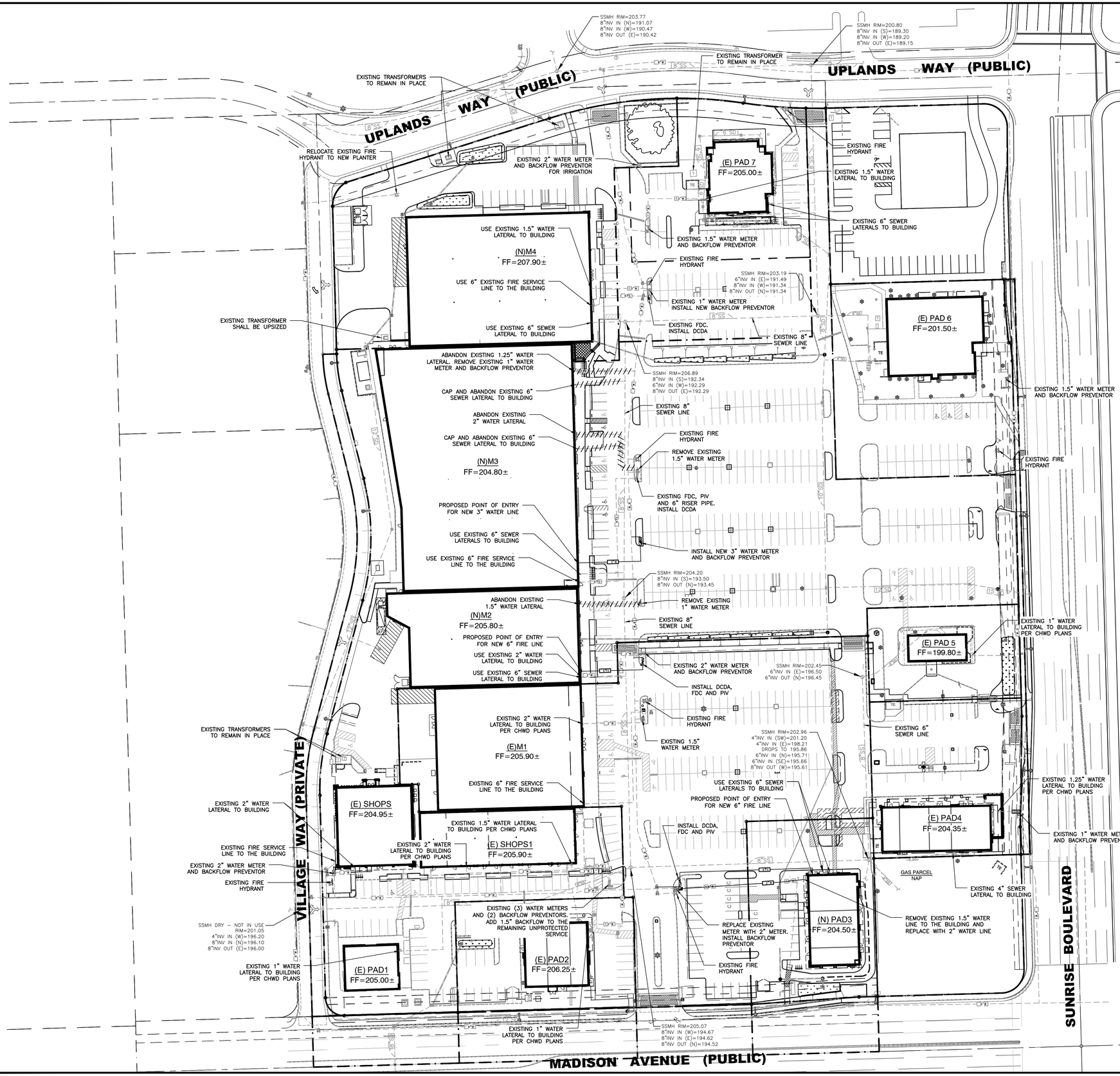
SHEET TITLE
STREET FRONTAGE PLAN

SHEET NO.
C1.3
OF 6

DATE: OCTOBER 07, 2019

CALL BEFORE YOU DIG
USA
800 227-2600
CITY UTILITIES PACIFIC GAS & ELECTRIC

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REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

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2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	110-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

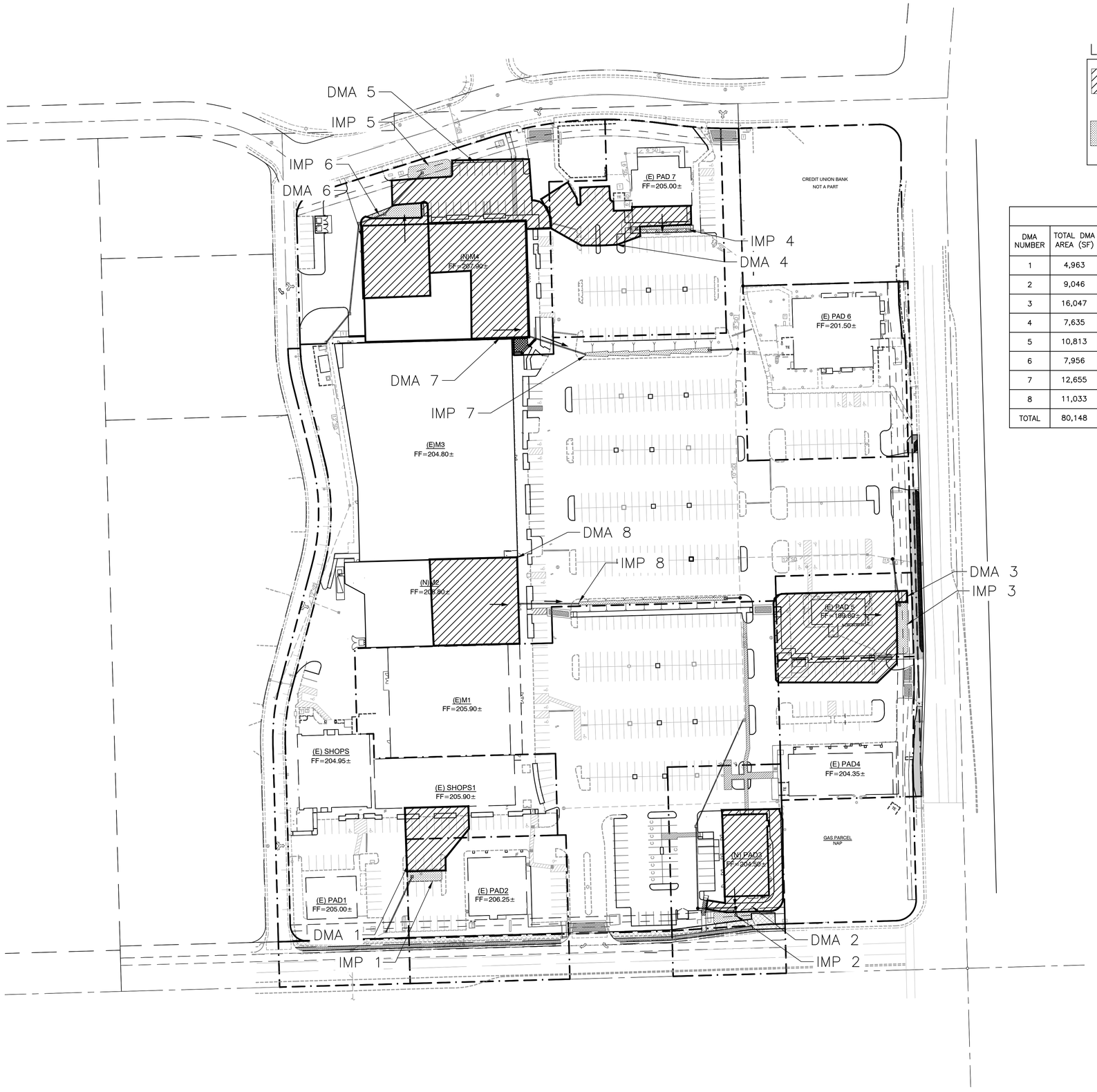
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PRELIMINARY UTILITY PLAN

SHEET NO.
C2.0
OF 6

DATE: OCTOBER 07, 2019

CALL BEFORE YOU DIG
USA 800.227.2600
PG&E

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LEGEND

DISTURBED AREA

STORMWATER PLANTER

PROJECT TREATMENT AREAS

DMA NUMBER	TOTAL DMA AREA (SF)	Stormwater Planter Area (SF)	Stormwater Planter Depth (INCHES)	Stormwater Gravel Depth (INCHES)	Stormwater Volume (CF)	WATER QUALITY VOLUME (CF)	LOCATION OF TREATMENT
1	4,963	222	10	12	274	269	SUBSTITUTE TREATMENT AREA
2	9,046	492	10	9	558	490	BIORETENTION IN SHED AREA
3	16,047	820	10	9	929	869	SUBSTITUTE TREATMENT AREA
4	7,635	260	10	24	425	414	SUBSTITUTE TREATMENT AREA
5	10,813	542	10	9	614	586	STORMWATER IN SHED AREA
6	7,956	412	10	9	467	431	STORMWATER IN SHED AREA
7	12,655	758	10	9	859	685	STORMWATER IN PARKING LOT
8	11,033	666	10	9	755	598	STORMWATER IN PARKING LOT
TOTAL	80,148	4,172					

TOTAL LID POINTS ACHIEVED = 100.7 (SEE STORMWATER QUALITY REPORT)

N (PLAN NORTH)

60 0 30 60 120

1 inch = 60 ft.

CALL BEFORE YOU DIG 800.227.2600 USA

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REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE
1						

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.

PROJECT NO: 110-006
DRAWN BY: RSC Eng
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DESIGNED BY: RSC Eng

PRELIMINARY PLANS FOR
SUNRISE VILLAGE
NWC OF SUNRISE BLVD AND MADISON AVE
CITY OF CITRUS HEIGHTS, CA

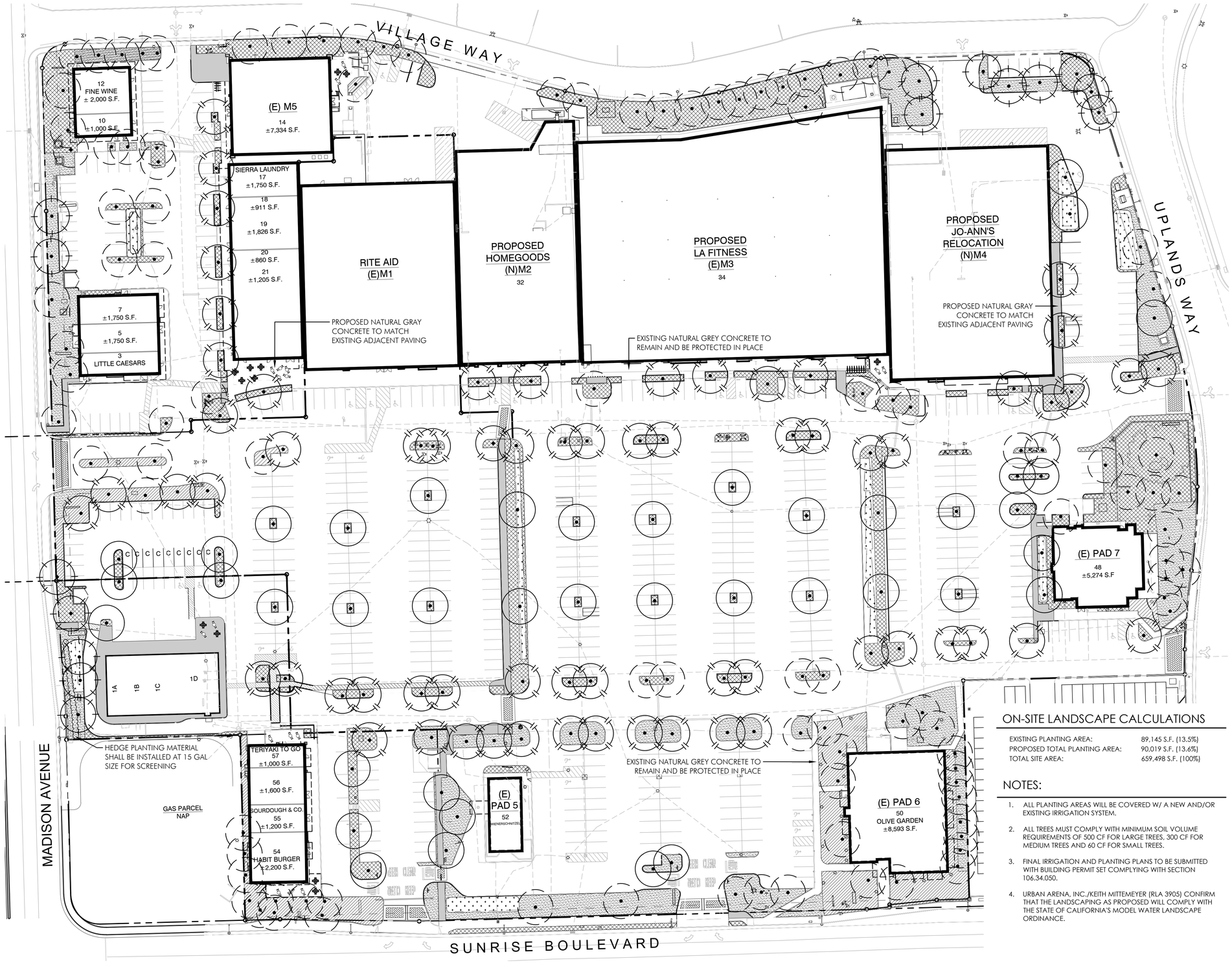
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PRELIMINARY STORMWATER PLAN

SHEET NO.
C3.0
OF 6

DATE: OCTOBER 07, 2019

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P:\110-006\Source\Arch\2019-09-19 (Updated Site Plan)\17326_Citrus Height_SITE PLAN-ES_09-18-2019_BASE.dwg



ON-SITE LANDSCAPE CALCULATIONS

EXISTING PLANTING AREA:	89,145 S.F. (13.5%)
PROPOSED TOTAL PLANTING AREA:	90,019 S.F. (13.6%)
TOTAL SITE AREA:	659,498 S.F. (100%)

NOTES:

1. ALL PLANTING AREAS WILL BE COVERED W/ A NEW AND/OR EXISTING IRRIGATION SYSTEM.
2. ALL TREES MUST COMPLY WITH MINIMUM SOIL VOLUME REQUIREMENTS OF 500 CF FOR LARGE TREES, 300 CF FOR MEDIUM TREES AND 60 CF FOR SMALL TREES.
3. FINAL IRRIGATION AND PLANTING PLANS TO BE SUBMITTED WITH BUILDING PERMIT SET COMPLYING WITH SECTION 106.34.050.
4. URBAN ARENA, INC./KEITH MITTEMEYER (RLA 3905) CONFIRM THAT THE LANDSCAPING AS PROPOSED WILL COMPLY WITH THE STATE OF CALIFORNIA'S MODEL WATER LANDSCAPE ORDINANCE.

PLANTING LEGEND

EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE:

SYMBOL

REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION

PROPOSED STREET TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE	36" BOX MIN.	M
	FRAXINUS OXYCARPA 'RAYMOND'	RAYWOOD ASH		M
	(PROPOSED STREET TREES TO MATCH ADJACENT STREET TREES WHICH ARE TO REMAIN)			

PROPOSED PARKING LOT TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	FRAXINUS OXYCARPA 'RAYMOND'	RAYWOOD ASH	24" BOX MIN.	M
	ULMUS PARVIFOLIA 'ALLEE'	CHINESE EVERGREEN ELM		M

PROPOSED ACCENT TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE	24" BOX MIN.	M
	PYRUS KAWAKAMII	EVERGREEN PEAR		M
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE		L
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		M
	QUERCUS PALUSTRIS	PIN OAK		M
	PISTACIA CHINENSIS	CHINESE PISTACHE		L

EXISTING SHRUBS AND GRASSES TO REMAIN AND BE PROTECTED IN PLACE::

SYMBOL	BOTANICAL NAME
	EXISTING SHRUBS TO REMAIN AND BE PROTECTED IN PLACE
	EXISTING TURF TO REMAIN AND BE PROTECTED IN PLACE

PROPOSED SHRUBS AND GRASSES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	70% 5 GAL.	M
	CALLISTEMON VIMINALLIS 'LITTLE JOHN'	WEEPING BOTTLE BRUSH	@ 36" O.C.	L
	ABELIA GRANDIFLORA	GLOSSY ABELIA		M
	PITTOSPORUM SPECIES	TOBIRA	30% 1 GAL.	M
	RAPHIOLEPIS INDICA	INDIA HAWTHORN	@ 30" O.C.	L
	VIBURNUM TINUS 'DWARF'	DWARF LAURUSTINUS		M
	DIETES BICOLOR	FORTNIGHT LILY		L
	XYLOSMA CONGESTUM	SHINY XYLOSMA		L
	CAREX SPECIES	SEDGE		L
	SESLERIA SPECIES	BLUE MOOR GRASS		M
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS		M
	MUHLENBERGIA RIGENS	DEER GRASS		L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY		L

PROPOSED GROUNDCOVERS SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL. @ 60" O.C. MIN.	VL
	HEMEROCALLIS SPECIES	DAYLILY	1 GAL. @	M
	ROSA 'FLOWER CARPET'	CARPET ROSE	30" O.C. MIN.	M
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE		M

PROPOSED STORMWATER TREATMENT AREA SHRUBS AND GRASSES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	20% 5 GAL.	L
	CAREX SPECIES	SEDGE	@ 36" O.C.	L
	ACHILLEA MILLEFOLIUM	COMMON YARROW		L
	CHONDROPETALUM TECORUM	CAPE RUSH	80% 1 GAL.	L
	JUNCUS PATENS	BLUE RUSH	@ 30" O.C.	M
	SESLERIA SPECIES	BLUE MOOR GRASS		M

SHADE CALCULATIONS:

TREE TYPE	FULL (100%)		HALF (50%)	
PARKING LOT, ACCENT, AND PERIMETER	113.6 @ 962 SF =	109,283.2 SF	11.2 @ 481 SF =	5,387.2 SF
TREES (FOR PRELIMINARY PURPOSES ALL	14.2 @ 706 SF =	10,025.2 SF	1.4 @ 354 SF =	495.6 SF
TREES ARE CALCULATED AT 80% 35'	14.2 @ 491 SF =	6,972.2 SF	1.4 @ 246 SF =	344.4 SF
DIAMETER, 10% 30' DIAMETER AND 10%)		126,280.6 SF		6,227.2 SF

TOTAL SHADED AREA:	132,507.8 SF	EXISTING SHADE:	86,711 SF
TOTAL PARKING AREA:	274,122.0 SF	EXISTING PKG:	281,664 SF
PERCENT SHADED:	48.3%	PERCENT SHADED:	30.8%

PROPOSED PLANTING WATER MGMT AB-1881

PLANT TYPE / HYDROZONE	TREES (BUBBLER)	SHRUBS DRIP (M)	TOTALS
SITE Eto (in/yr)	51.90	51.90	
PLANT FACTORS KC	0.50	0.50	
HYDROZONE AREA (sq.ft.)	5,625.00	84,394.00	**90,019.00**
IRRIGATION EFFIENCY	0.81	0.81	
CONVERSION FACTOR	0.62	0.62	
MAWA (gal) = (ETo)(.45)(LA)(.62)	81,450.56	1,222,033.56	**1,303,484.12**
MAWA (ccf)	108.89	1,633.73	**1,742.63**
ETWU (gal)= [(ETo)(PF)(HA)(.62)]/(IE)	111,729.17	1,676,314.90	**1,788,044.06**
EWU (ccf)	149.37	2,241.06	**2,390.43**
AVERAGE RAINFALL IN.	21.00	21.00	
EFFECTIVE RAINFALL IN.	5.25	5.25	
EFFECTIVE RAINFALL (gallons)	18,407.08	276,168.32	**294,575.39**
TOTAL WATER USAGE (gallons)			**1,493,468.67**
TOTAL WATER USAGE (ccf)			**1,996.62**

1"=40'-0" SCALE

0 40 80

NORTH

L1

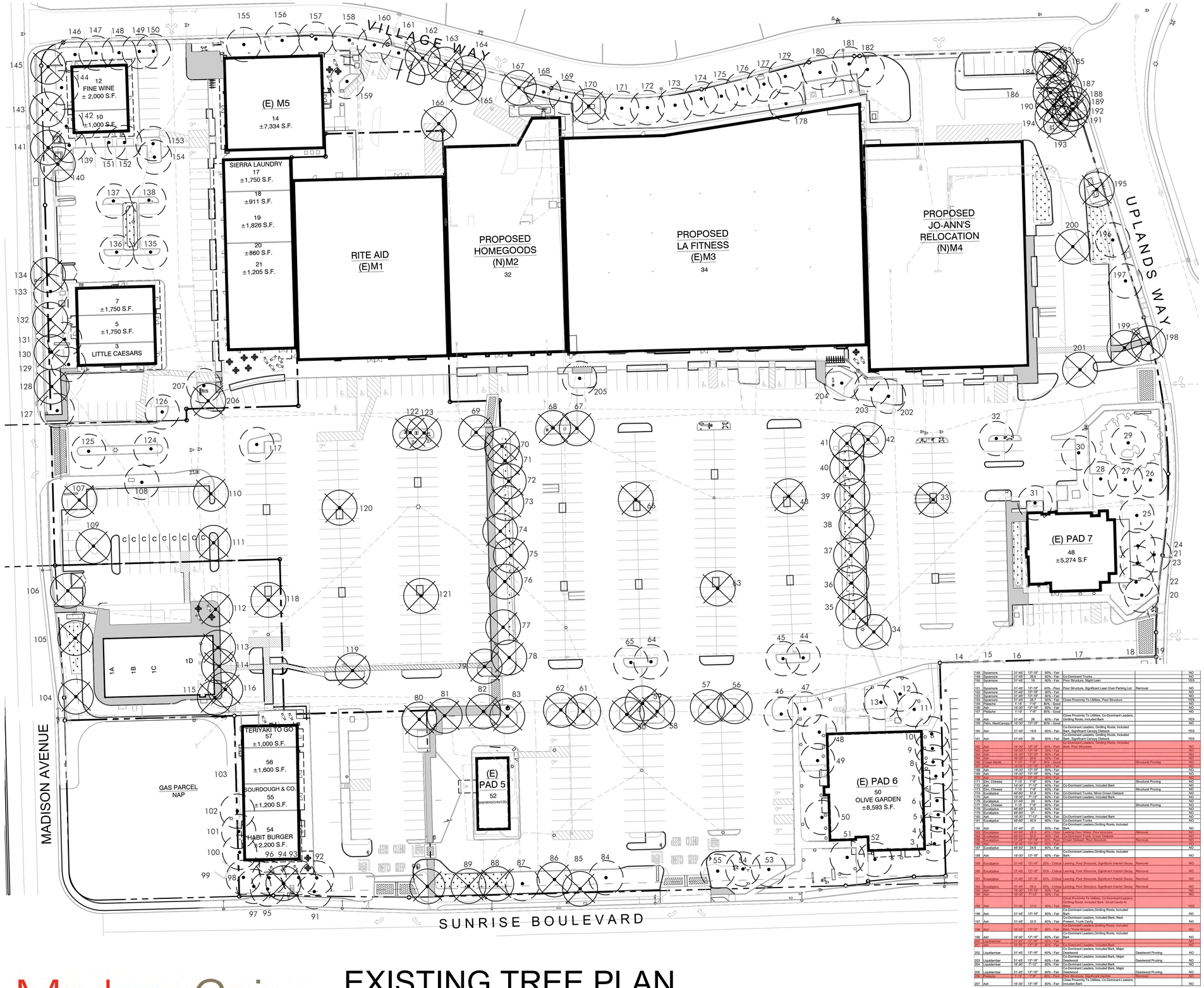
MerloneGeier Partners

PRELIMINARY LANDSCAPE PLAN

DATE:	REVISIONS
09-25-2019	ENTITLEMENT SUBMITTAL

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



PLANTING LEGEND

EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE: 103

SYMBOL

REFER TO ARBORIST REPORT BELOW FOR ADDITIONAL INFORMATION

EXISTING TREE TO BE REMOVED: 90

SYMBOL

REFER TO ARBORIST REPORT BELOW FOR ADDITIONAL INFORMATION

ID	Species	Height	DBH (Diameter at Breast Height)	Health	Observations	Recommendations	Hardscape Damage
1	Crape Myrtle	9-15'	4"	40% - Poor		Structural Pruning	NO
2	Crape Myrtle	9-15'	4"	40% - Poor		Structural Pruning	NO
4	Magnolia, Southern	18'-30'	23.7	60% - Fair			NO
5	Camphor	18'-30'	3"-12"	60% - Fair	Poor Structure		NO
6	Camphor	18'-30'	13'-18'	60% - Fair	Poor Structure		NO
7	Camphor	18'-30'	3"-12"	60% - Fair			NO
8	Camphor	18'-30'	3"-12"	60% - Fair	Crown Dieback, Poor Structure		NO
9	Magnolia, Southern	18'-30'	3"-12"	60% - Fair			NO
10	Camphor	18'-30'	3"-12"	60% - Fair	Crown Dieback, Poor Structure		NO
11	Camphor	18'-30'	3"-12"	60% - Fair	Crown Dieback, Poor Structure		NO
12	Liquidambar	48'-60'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark		NO
13	Magnolia, Southern	18'-30'	3"-12"	60% - Fair			NO
14	Camphor	48'-60'	19	60% - Fair	Co-Dominant Leaders, Excessive End-Weight	End-Weight Reduction Pruning	NO
15	Camphor	18'-30'	18.8	60% - Fair			NO
16	Camphor	9-15'	3"-12"	40% - Poor	Significant Crown Dieback	Removal	NO
17	Camphor	1'-15'	1"-6"	40% - Poor	Poor Structure, Significant Decline	Removal	NO
18	Redwood	31'-45'	13'-18'	60% - Fair	Drought Stress, Sparse Canopy		NO
19	Redwood	31'-45'	13'-18'	60% - Fair	Drought Stress, Sparse Canopy		NO
20	Redwood	31'-45'	13'-18'	60% - Fair	Drought Stress, Sparse Canopy		NO
29	Ash	48'-60'	22.2	60% - Fair	Girdling Root, Included Bark		NO
31	Ash	48'-60'	23	60% - Fair	Girdling Root, Included Bark		NO
32	Magnolia, Saucer	1'-15'	3"-12"	80% - Good			NO
33	Magnolia, Saucer	1'-15'	3"-12"	80% - Good			NO
34	Magnolia, Saucer	1'-15'	3"-12"	80% - Good			NO
35	Magnolia, Saucer	1'-15'	3"-12"	80% - Good			NO
36	Juniper	16'-30'	3"-12"	60% - Fair	Slight Lean		NO
37	Juniper	16'-30'	3"-12"	60% - Fair	Co-Dominant Trunks, Epicormic Sprout Growth, Significant Crown Dieback		NO
38	Oak, Interior Live	16'-30'	30"	40% - Poor		Oak Wellness Program	NO
29	Oak, Blue	48'-60'	40.9	80% - Good	Deadwood	Deadwood Pruning & Oak Wellness Program	NO
30	Ash	1-15'	1"-6"	60% - Fair			NO
31	Crape Myrtle	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
32	Pistache	1-15'	1"-6"	40% - Poor	Minor Trunk Decay, Poor Structure, Sun Scald		NO
33	Elm, Chinese	1-15'	1"-6"	40% - Poor		Structural Pruning	NO
34	Ash	16'-30'	13'-18'	40% - Poor	Poor Structure, Severe Trunk Decay	Removal	NO
35	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
36	Ash	31'-45'	18	60% - Fair	Co-Dominant Leaders, Included Bark		NO
37	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
38	Ash	48'-60'	23.5	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
39	Ash	48'-60'	22.1	60% - Fair	Slight / Slight Lean		NO
40	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
41	Ash	31'-45'	19.4	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		YES
42	Ash	31'-45'	18.1	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure	Removal	YES
43	Elm, Chinese	1-15'	1"-6"	40% - Poor		Structural Pruning	NO
44	Pistache	1-15'	1"-6"	60% - Fair			NO
45	Pistache	1-15'	1"-6"	60% - Fair			NO
46	Ash	48'-60'	22.6	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		YES
47	Oak, Pin	31'-45'	14.8	60% - Fair	Poor Structure		NO
48	Oak, Pin	31'-45'	17.9	60% - Fair	Poor Structure		NO
49	Oak, Pin	31'-45'	21.6	60% - Fair	Poor Structure, Unbalanced Canopy	Risk Reduction Pruning	NO
50	Oak, Pin	31'-45'	19.6	60% - Fair	Poor Structure, Unbalanced Canopy		NO
51	Cypress, Scelt. Ital.	16'-30'	3"-12"	80% - Good			NO
52	Cypress, Scelt. Ital.	16'-30'	3"-12"	80% - Good			NO
53	Crape Myrtle	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
54	Pistache	1-15'	1"-6"	60% - Fair			NO
55	Pistache	1-15'	1"-6"	60% - Fair			NO
56	Ash	48'-60'	19.4	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		YES
57	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
58	Ash	16'-30'	13'-18'	40% - Poor	Girdling Root, Poor Structure		NO
59	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
60	Ash	16'-30'	13'-18'	60% - Fair			NO
61	Ash	31'-45'	19	60% - Fair			NO
62	Ash	31'-45'	21.1	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Major Deadwood, Minor Decay	Risk Reduction Pruning	YES
63	Cypress	1'-15'	1"-6"	60% - Fair			NO
64	Pistache	1-15'	1"-6"	60% - Fair	Slight Lean, Sun Scald		NO
65	Pistache	1-15'	1"-6"	60% - Fair	Sun Scald		NO
66	Elm, Chinese	1-15'	1"-6"	80% - Good	Slight Lean	Structural Pruning	NO
67	Ash	31'-45'	13'-18'	60% - Fair	Close Proximity to Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure, Sparse Canopy		YES
68	Ash	16'-30'	13'-18'	60% - Fair	Close Proximity to Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		NO
69	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		YES
70	Ash	31'-45'	20.7	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
71	Ash	31'-45'	19.2	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
72	Ash	31'-45'	17'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
73	Ash	31'-45'	19.2	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
74	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
75	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
76	Ash	31'-45'	19	60% - Fair	Co-Dominant Leaders, Included Bark		NO
77	Ash	31'-45'	20.9	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
78	Ash	31'-45'	17'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure, Sparse Canopy		NO
79	Ash	31'-45'	25.2	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Leaning		YES
80	Pear, EverGirding ®	16'-30'	13'-18'	60% - Fair	Poor Structure		NO
81	Pear, EverGirding ®	16'-30'	13'-18'	60% - Fair	Poor Structure		NO
82	Pear, EverGirding ®	16'-30'	13'-18'	60% - Fair	Close Proximity to Utilities, Poor Structure		NO
83	Pear, EverGirding ®	16'-30'	13'-18'	60% - Fair			NO
84	Ash	48'-60'	25.4	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
85	Ash	31'-45'	21.4	60% - Fair	Close Proximity to Utilities, Co-Dominant Leaders, Included Bark, Poor Structure, Co-Dominant Leaders, Included Bark		NO
86	Ash	31'-45'	16	40% - Poor	Dead, Close Proximity to Utilities	Removal	NO
87	Ash	31'-45'	23.7	60% - Fair	Co-Dominant Leaders, Included Bark		NO
88	Ash	31'-45'	22.9	60% - Fair	Close Proximity to Street Light, Co-Dominant Leaders, Girdling Roots, Included Bark, Co-Dominant Leaders, Girdling Roots, Included Bark		NO
89	Ash	31'-45'	24.2	60% - Fair	Bark		NO
90	Elm, Chinese	1-15'	1"-6"	40% - Poor	Girdling Root Opposite Of Lean	Removal	NO
91	Ash	16'-30'	19.5	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
92	Palm, MexCanopy	16'-30'	13'-18'	80% - Good			NO
93	Palm, MexCanopy	16'-30'	13'-18'	80% - Good			NO
94	Ash	16'-30'	13'-18'	40% - Poor	Close Proximity To Utilities, Co-Dominant Leaders, Included Bark, Poor Structure	Removal	NO
95	Ash	16'-30'	13.7	40% - Poor	Co-Dominant Leaders, Included Bark		NO
96	Palm, MexCanopy	31'-45'	13'-18'	80% - Good	Corrected Lean		NO
97	Maple	1-15'	1"-6"	80% - Good			NO
98	Palm, MexCanopy	31'-45'	13'-18'	80% - Good			NO
99	Liquidambar	1-15'	1"-6"	80% - Good			NO
100	Crape Myrtle	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
101	Crape Myrtle	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
102	Crape Myrtle	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
103	Magnolia, Southern	16'-30'	11.8	80% - Good	Epicormic Sprout Growth, Minor Crown Dieback		NO
104	Magnolia, Southern	31'-45'	18.2	80% - Good	Minor Crown Dieback		NO
105	Magnolia, Southern	31'-45'	18.2	80% - Good	Minor Crown Dieback		NO
106	Ash	31'-45'	27.5	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		YES
107	Ash	31'-45'	25.2	60% - Fair	Co-Dominant Leaders, Included Bark		NO
108	Pistache	1-15'	1"-6"	60% - Fair			NO
109	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark		NO
110	Elm, Chinese	1-15'	1"-6"	40% - Poor		Structural Pruning	NO
111	Elm, Chinese	1-15'	1"-6"	60% - Fair		Structural Pruning	NO
112	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure, Sun Scald		YES
113	Magnolia, Southern	16'-30'	13'-18'	60% - Fair			NO
114	Magnolia, Southern	16'-30'	13'-18'	80% - Fair	Close Proximity to Utilities, Crown Dieback, Overcrowded By Adjacent Trees	Removal	NO
115	Pittosporum	1-15'	1"-12"	40% - Poor	Close Proximity to Utilities, Crown Dieback, Overcrowded By Adjacent Trees, Significant Trunk Decay	Removal	NO
116	Pittosporum	1-15'	1"-12"	40% - Poor	Overcrowded By Adjacent Trees, Significant Trunk Decay	Removal	NO
117	Pistache	1-15'	1"-6"	60% - Fair			NO
118	Elm, Chinese	1-15'	1"-6"	80% - Good		Structural Pruning	NO
119	Pistache	1-15'	1"-6"	60% - Fair			NO
120	Sycamore	1-15'	1"-6"	60% - Fair			NO
121	Sycamore	1-15'	1"-6"	60% - Fair			NO
122	Ash	16'-30'	13'-18'	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark		NO
123	Ash	31'-45'	20.6	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark		NO
124	Liquidambar	16'-30'	3"-12"	60% - Fair			NO
125	Liquidambar	16'-30'	3"-12"	60% - Fair	Old Trunk Wound		NO
126	Pistache	1-15'	1"-6"	60% - Fair			NO
127	Ash	31'-45'	22.9	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
128	Ash	31'-45'	13'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		NO
129	Ash	31'-45'	13'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		YES
130	Ash	31'-45'	13'-18'	60% - Fair	Bark		NO
131	Ash	31'-45'	13'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		NO
132	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
133	Ash	31'-45'	22.4	60% - Fair	Co-Dominant Leaders, Included Bark		NO
134	Ash	31'-45'	21	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Leaning, Poor Structure	Removal	YES
135	Pear, EverGirding ®	1'-15'	1"-12"	60% - Fair			NO
136	Pear, EverGirding ®	1'-15'	1"-6"	60% - Fair			NO
137	Pear, EverGirding ®	1'-15'	1"-6"	60% - Fair			NO
138	Oak, Valley	1'-15'	1"-6"	60% - Fair	Minor Trunk Cavity		NO
139	Sycamore	31'-45'	23.6	40% - Poor	Close Proximity to Utilities, Poor Structure		NO
140	Ash	31'-45'	21.5	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark		NO
141	Elm	16'-30'	13'-18'	40% - Poor			NO
142	Crape Myrtle	1-15'	1"-6"	80% - Good		Structural Pruning	NO
143	Ash	31'-45'	13'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark	Removal	NO
144	Crape Myrtle	1-15'	1"-6"	80% - Good		Structural Pruning	NO
145	Ash	31'-45'	20.4	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark		NO
146	Sycamore	31'-45'	25.4	40% - Poor	Leaning Over Road, Poor Structure, Unbalanced Canopy	Removal	NO
147	Sycamore	31'-45'	13'-18'	40% - Poor	Leaning Over Road, Poor Structure, Unbalanced Canopy	Removal	NO
148	Sycamore	31'-45'	13'-18'	60% - Fair			NO
149	Sycamore	31'-45'	28.8	60% - Fair	Co-Dominant Trunks		NO
150	Sycamore	31'-45'	19	60% - Fair	Poor Structure, Slight Lean		YES
151	Sycamore	31'-45'	13'-18'	40% - Poor	Poor Structure, Significant Lean Over Parking Lot	Removal	NO
152	Sycamore	31'-45'	13'-18'	60% - Fair			NO
153	Sycamore	31'-45'	13'-18'	60% - Fair			NO
154	Pistache	1-15'	1"-6"	80% - Good	Close Proximity To Utilities, Poor Structure		NO
155	Ash	1'-15'	1"-6"	80% - Good			NO
156	Ash	16'-30'	13'-18'	80% - Good			NO
157	Pistache	1-15'	1"-6"	80% - Good			NO
158	Ash	31'-45'	26	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark		YES
159	Palm, MexCanopy	16'-30'	13'-18'	80% - Good			NO
160	Ash	31'-45'	19.8	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark, Significant Canopy Deback		YES
161	Ash	31'-45'	26	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark, Significant Canopy Deback		YES
162	Ash	16'-30'	13'-18'	40% - Poor	Co-Dominant Leaders, Girdling Roots, Included Bark, Poor Structure		NO
163	Ash	16'-30'	13'-18'	60% - Fair			NO
164	Ash	16'-30'	13'-18'	60% - Fair			NO
165	Ash	16'-30'	30.6	60% - Fair			NO
166	Crape Myrtle	1'-15'	1"-6"	80% - Good		Structural Pruning	NO
167	Ash	16'-30'	13'-18'	60% - Fair			NO
168	Ash	16'-30'	13'-18'	60% - Fair			NO
169	Ash	16'-30'	13'-18'	60% - Fair			NO
170	Elm, Chinese	1'-15'	1"-6"	60% - Fair	Co-Dominant Leaders, Included Bark	Structural Pruning	NO
171	Eucalyptus	48'-60'	51.8	60% - Fair	Co-Dominant Trunks, Minor Crown Dieback		NO
172	Ash	16'-30'	3"-12"	60% - Fair	Co-Dominant Leaders, Included Bark		NO
173	Eucalyptus	31'-45'	20	60% - Fair		Structural Pruning	NO
174	Elm, Chinese	1'-15'	1"-6"	60% - Fair			NO
175	Eucalyptus	48'-60'	30.2	60% - Fair			NO
176	Eucalyptus	48'-60'	27.2	60% - Fair			NO
177	Ash	31'-45'	21.2	60% - Fair	Co-Dominant Leaders, Included Bark		NO
178	Eucalyptus	48'-60'	40.9	60% - Fair	Co-Dominant Trunks, Co-Dominant Leaders,Girdling Roots, Included Bark		NO
179	Ash	31'-45'	21	60% - Fair	Co-Dominant Leaders, Girdling Roots, Included Bark		NO
180	Eucalyptus	48'-60'	33.1	40% - Poor	Leaning Over Street, Poor Structure	Removal	NO
181	Eucalyptus	48'-60'	32.5	60% - Fair	Co-Dominant Trunk, Crown Dieback		NO
182	Eucalyptus	31'-45'	31.1	40% - Poor	Crown Dieback, Poor Structure	Removal	NO
183	Eucalyptus	48'-60'	33.4	60% - Fair			NO
184	Eucalyptus	48'-60'	24.8	60% - Fair	Co-Dominant Leaders,Girdling Roots, Included Bark		NO
185	Ash	16'-30'	13'-18'	60% - Fair			NO
186	Eucalyptus	31'-45'	13'-18'	20% - Critical	Leaning, Poor Structure, Significant Interior Decay	Removal	NO
187	Eucalyptus	31'-45'	13'-18'	20% - Critical	Leaning, Poor Structure, Significant Interior Decay	Removal	NO
188	Eucalyptus	31'-45'	13'-18'	20% - Critical	Leaning, Poor Structure, Significant Interior Decay	Removal	NO
189	Eucalyptus	31'-45'	25.2	20% - Critical	Leaning, Poor Structure, Significant Interior Decay	Removal	NO
190	Ash	16'-30'	13'-18'	60% - Fair			NO
191	Ash	16'-30'	3"-12"	60% - Fair			NO
192	Ash	31'-45'	21.6	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Girdling Roots, Included Bark, Small Cavity At Base		YES
193	Ash	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders,Girdling Roots, Included Bark		NO
194	Ash	31'-45'	22.5	60% - Fair	Co-Dominant Leaders, Included Bark, Nest Present, Trunk Cavity		NO
195	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders,Girdling Roots, Included Bark, Trunk Wound		NO
196	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders,Girdling Roots, Included Bark		NO
197	Liquidambar	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark		NO
198	Ash	16'-30'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark, Major Deadwood	Deadwood Pruning	NO
202	Liquidambar	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark, Major Deadwood	Deadwood Pruning	NO
203	Liquidambar	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark		NO
204	Liquidambar	16'-30'	3"-12"	60% - Fair	Co-Dominant Leaders, Included Bark, Major Deadwood	Deadwood Pruning	NO
205	Liquidambar	31'-45'	13'-18'	60% - Fair	Co-Dominant Leaders, Included Bark	Deadwood Pruning	NO
206	Pistache	1-15'	1"-6"	60% - Fair		Removal	NO
207	Ash	16'-30'	13'-18'	60% - Fair	Close Proximity To Utilities, Co-Dominant Leaders, Included Bark		NO

NOTES:

TREES #1, 2, 14-19, 99, & 103 ARE OUTSIDE OF PROJECT AREA AND THUS NOT INCLUDED AS PART OF THE CALCULATIONS

(26) TREES REQUIRING PERMIT FOR REMOVAL DUE TO DBH LARGER THAN 19": #36, 38, 39, 41, 42*, 56, 61, 62, 70, 71, 73, 76, 77, 79, 86*, 105, 106, 107, 123, 132, 134*, 165, 183*, 184, 192*, & 195

* TREES #42, 86, 134, 183, & 192 HAVE BEEN RECOMMENDED FOR REMOVAL BY ARBORIST REPORT

1"=40'-0" SCALE

0 40 80

NORTH

L2

MerloneGeier Partners

EXISTING TREE PLAN

DATE: 09-25-2019

REVISIONS

ENTITLEMENT SUBMITTAL

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California



LIGHT FIXTURE SCHEDULE

SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE
	LLLG2	LITHONIA LIGHTING	DSX2 LED P7 50K T3M MVOLT	DSX2 LED P7 50K T3M MVOLT	LED	1	ABSOLUTE	0.91	796
	LLLG4	LITHONIA LIGHTING	DSX2 LED P7 50K T3M	DSX2 LED P7 50K T3M MVOLT	LED	1	ABSOLUTE	0.91	1592
	LLM02	LITHONIA LIGHTING	DSX2 LED P3 30K T3M MVOLT	DSX2 LED P3 30K T3M MVOLT	LED	1	ABSOLUTE	0.91	434
	LL3M2	LITHONIA LIGHTING	DSX1 LED P3 50K T3M MVOLT	DSX1 LED P3 50K T3M MVOLT	LED	1	ABSOLUTE	0.91	264
	W	LITHONIA LIGHTING	AWH 42TRT SR2	AERIS ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, SR2 (SECOND TIER) 3 ROADWAY DISTRIBUTION, T-2(TRT) LAMP, CLEAR GLASS LENS, MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 42-WATT COMPACT FLUORESCENT TRIPLE TUBE, HORIZONTAL POS.	1	3200	0.91	46

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING	+	3.5 fc	14.2 fc	0.0 fc	N/A	N/A

Scale : 1/40" = 1'-0"

0 8' 16' 32'

EP1.0

SITE PHOTOMETRIC PLAN

DATE: REVISIONS

MerloneGeier Partners

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No.E015418
Exp. 06/30/23
ELECTRICAL
STATE OF CALIFORNIA

SUNRISE VILLAGE

NWC of Sunrise Blvd & Madison Avenue, Citrus Heights, California

SUNRISE VILLAGE
MASTER SIGN PROGRAM

Index

Introduction | **Section A:** Submittal Approval Process	Pg. 2
Section B: General Specifications | **Section C:** Signage	Pg. 3
Section D: General Conditions	Pg. 4
Section E: Prohibited Signs | **Section F:** Maintenence	Pg. 5
Typical Tenant/Occupant Sign Allowances & Conditions	Pg. 6
Typical Tenant Sign Type Exhibits	Pg. 7
Typical Tenant Window Graphics Guidelines	Pg. 8
Typical Pedestrian Level Blade Sign Exhibit	Pg. 9
Tenant Building Elevations with Suggested Sign Locations	Pg. 10
Entry Arch Sign Exhibit	Pg. 17
Shared Tenant Monument Sign Exhibits	Pg. 18
Site Plan	Pg. 22

Date: 3.13.18

Revision: 4.19.18
4.27.18
5.1.18
5.10.18
6.15.18
4.30.19
5.31.19
11.11.19
11.19.19

Sign Vendor / Designer

Pacific Neon Co.
2939 Accademy Way
Sacramento, CA 95815
916.927.0527
Contact: Ralph Cundiff
www.pacificneon.com

Property Address

5425 Sunrise Blvd.
Citrus Heights, CA 95610

Sunrise Village

5425 Sunrise Blvd.
Citrus Heights, CA 95610

GRAPHICS AND BUILDING SIGNAGE CRITERIA

September 2017

PROJECT DIRECTORY

City of Jurisdiction

City of Citrus Heights
Building and Safety Division

6360 Fountain Square Drive
Citrus Heights, CA 95621
Telephone: 916-727-4760
Email: building@citrusheights.net

Sign Company

Pacific Neon Co.
Attn: Ralph Cundiff
2939 Academy Way
Sacramento, CA 95815
Phone (916) 927-0527
Email: ralph.cundiff@pacificneon.com

Introduction:
This document establishes guidelines and criteria for the design, implementation and regulation of Tenant/Occupant signage for Sunrise Village in Citrus Heights California. This sign program is to establish sign parameters for current and prospective Tenant/Occupant in order preserve and enhance the appearance of the building and the integrity of the architectural design. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the building using a consistent and uniform sign standard, and to maintain the aesthetic quality of the property along with the community standards of Citrus Heights, California. The intent of these criteria is to insure that Tenant/Occupant signage on this property is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenant/Occupant's businesses, including incorporation of corporate identification where applicable. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance or removed at the non-conforming Tenant/Occupant's expense.

SECTION A: SUBMITTAL & APPROVAL PROCESSES

1. **Submittal to Landlord**
Prior to sign fabrication and application for City approval of permits, each Tenant/Occupant shall submit to the Landlord for approval one set of detailed design and shop drawingsincluding the following:

a. Elevation of storefront illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant/Occupant's premises including fully dimensioned Tenant frontages and dimensioned site plan with Tenant and building frontages; Fully dimensioned and scaled sign shop drawings. Sign elevation must be rendered in color and must specify exact dimensions (including line spacing), copy, layout, materials, colors, method of attachment, illumination, electrical and all other details pertinent to the sign construction, as well as all sign area square footage calculation(s) in compliance with this criteria.
b. Sign section detail through the letter and/or logo shall show the dimensioned projection of the face of the letter and/or logo and method / specification of illumination. Letters and/or logo sign details must be accurately dimensioned including line spacing.
c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenant/Occupants must submit revised plans until Landlord's approval is obtained.

2. **City Submittal**
A full set of final plans must be approved and stamped by the Landlord prior to permit application or sign fabrication. Following Landlord's approval of the proposed signage, Tenant/Occupant or his agent must submit an application to the City of Citrus Heights for all permits for fabrication and installation by a licensed and bonded sign contractor.

a. Each Tenant/Occupant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.
b. All City coordination with respect to approvals and permits for signs and their installation shall be obtained by the Tenant/Occupant or his Representative, at his sole expense.
c. Any changes requested by the City of Citrus Heights regarding design or intent must be also cleared by Landlord before resubmittal to City.
d. The Landlord reserves the right to revise the Criteria in accordance with the City of Citrus Heights Sign Code Ordinance. These Criteria may be revised at any time if so required by any government agency having jurisdiction over its contents.

3. **Approval and Commencement**
Tenant/Occupant and his sign contractor shall not be permitted to

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www.pacificneon.com

Project No: **18-0177-13**

Account Executive: Ralph Cundiff

Project:
Sunrise Village

Address:
5425 Sunrise Blvd.
Citrus Heights, CA 95610

Drawn By: William Dickson
Date: **3.13.18**
Revision: 5.10.18
6.15.18

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant

commence installation of the exterior sign unless all of the following conditions have been met:

a. A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party;
b. The Landlord must receive the sign installer's and/or sign manufacturer's Certificate of Insurance and Business License.
c. The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

4. **Non-Conforming Signs**
Any existing legally permitted tenant building signage that is currently not compliant with this sign criteria will be permitted to remain as a "grand fathered" sign. If tenant elects to update or replace their sign(s), the new or modified sign must be in conformance with this criteria.

5. **Modifications**
In the event Tenant/Occupant wishes to change its exterior sign anytime during the term of its lease, then Tenant/Occupant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the criteria for the property after the execution of its lease agreement.

SECTION B: GENERAL SPECIFICATIONS & REQUIREMENTS

1. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord and/or the City of Citrus Heights.

2. All electrical signs shall bear the UL label and be visible from pedestrian level. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Citrus Heights, a building permit issued by the city shall be obtained prior to the erection of any business identification sign.

3. Sign content shall be limited to the Tenant/Occupant's name and primary graphic logo unless specifically provided for herein.

4. Notwithstanding the following Sign Provisions, Tenant/Occupants may utilize standard corporate logos and/or prototypical signage graphics, if established as recognizable company or corporate trade mark or used in a majority of the Tenant/Occupant's stores, subject to approval by the City of Citrus Heights.

5. All signage on the building shall be internally illuminated individual channel letters or logos. No cabinet signs shall be permitted except for logos and graphics which contain square design elements. Signage illumination shall not include flashing, moving or scintillating effects.

6. Channel letters are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non script letters that are connected by heavy outlines into an integrated shape or "channel box".

7. Reverse pan channel letters/logo returns shall be 3" deep unless approved otherwise by the Landlord.

8. Power for the Tenant/Occupant signage shall be provided by the Tenant/Occupant's electrical panel to a junction box at all sign locations. Power hookup shall be the responsibility of the Tenant/Occupant.

9. Tenant/Occupant signs will be no larger than the specifications outlined in this criteria.

10. All signs are to be positioned so as to be proportional to the area upon which they are placed, as well as to comply with the square footage limitations. They should also be centered at the appropriate location on the elevation to be balanced with the buildings as a whole (not necessarily centered on the Tenant/Occupant space). The appropriate location for all signage shall be coordinated with the Landlord.

11. Fasteners, anchors or other securing elements shall not be visible. All fasteners shall be resistant to corrosion.

12. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials, as may be required.

13. Tenant/Occupant shall perform installation and other work required herein at Tenant/Occupant's sole cost and expense.

14. No other signage except that described herein is permitted.

15. Tenant/Occupant will be responsible for patching and repairing (depending on inspection of damage by Landlord) of canopy to original condition upon removal of any signage installed by Tenant/Occupant.

SECTION C: SIGNAGE

SIGN AREA MEASUREMENT

Total Tenant/Occupant sign area to be calculated by creating rectangles to encapsulate similar sign graphic elements such as word groupings and logos, calculating the areas of those rectangular elements and adding those areas together. Please refer to section "Tenant/Occupant Sign Allowances & Conditions" for additional specifications and examples. Any exceptions or deviations to this standard method of calculation shall be subject to the review by the Landlord and the City of Citrus Heights.

SIGN AREA ALLOTMENT

The sign program regulates the total allowable signage for each Tenant/Occupant, based upon the lineal building frontages of each Tenant/Occupant's leased space. The total allowable sign area for all buildings setback more than 300' from Sunrise Blvd. (M1, M2, M3, M4 & M5) will be based on three (3) square feet of sign area per linear foot of primary building frontage.

For all buildings setback less than 300' from Sunrise Blvd., the total allowable sign area will be based on two (2) square feet of sign area per linear foot of primary building frontage.

Each tenant/use is allowed a total sign area of at least 25 square feet per frontage on which a Tenant's sign is affixed.

For building mounted signs, overall sign height extents must not exceed 75% of the applicable vertical fascia area nor 75% of the building width of the applicable elevation for tenant signs mounted directly upon the wall surfaces of the building.

Actual Tenant sign sizes may be less than the maximum inch values listed as dictated by architectural building conditions, constraints and limitations. Sign square footage is calculated as the sum of Tenant sign areas of all exposed applicable elevations; up to (4) sides. Please refer to sections specifying additional conditions according to sign type and locations.

ALLOWED SIGN TYPES:

The Landlord and the City of Citrus Heights encourages unique sign designs incorporating high quality materials and finishes in all applications listed below and has final design authority on approval of sign design submissions.

FACE ILLUMINATED PAN CHANNEL LETTERS / LOGO

For tenants with signs mounted upon architectural (open) air frame façades, face illuminated, pan channel letters and logos will require the offset outline aluminum backer panels behind the letter/logo sign elements to conceal the secondary electrical service behind the screens.

For tenants with signs mounted directly upon the building fascia's, the aluminum backer panels are optional.

Construction & Design Guidelines:

1. Pan channel letters and logos must be fabricated aluminum pan channel construction with translucent acrylic faces and be interior illuminated with LED modules. Faces may be either colored acrylic or White acrylic with translucent vinyl film overlays. No exposed LEDs will be allowed.

2. Faces and returns to have painted or architectural brushed metal finishes. Painted finishes to have professional

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Drawn By: William Dickson
Date: **3.13.18**
Revision: 4.19.18, 5.1.18, 5.10.18, 6.15.18, 4.30.19, 5.30.19, 6.14.19, 11.11.19

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No. 3

application with automotive quality paints.

3. LEDs to be sufficiently spaced to prevent uneven or light source segmentation of modules when viewed at night.

4. Logos can be cloud shaped pan channel cabinets but square or rectagular logos are strongly discouraged unless it is relevant or integral to logo graphic.

5. Letters / logos mounted to an architectural screen will require an offset outline aluminum backer panel located between pan channel cabinets and screen / raceway to help obscure raceway and provide added ridgidity to sign structure.

6. Hidden raceways to be self contained, housing wiring and low voltage electronic power supplies. All surfaces must be painted to match existing building structure color and finish. All housing structures and electrical connections to be weatherproof and compliant with State, City and U.L. electrical standards and manufacturing / installation methodology.

7. All sign designs and color schemes are subject to approval by Landlord and the City of Citrus Heights, who reserve the right to change or modify designs to conform or maintain design standards in order to compliment building architecture.

HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS / LOGO

For tenants with signs mounted upon the architectural air frame façades, halo illuminated, reverse pan channel letters and logos will require the offset outline aluminum backer panels behind the letter/logo sign elements to conceal the secondary electrical service behind the screens.

For tenants with signs mounted directly upon the building fascias, the aluminum backer panels are optional.

Construction & Design Guidelines:

1. Reverse pan channel letters and logos must be fabricated aluminum pan channel construction with clear acrylic backs and be interior illuminated with LEDs. Letter/logo cabinets to be pegged off of fascia wall or offset outline backer panels 1-1/2" to create consistent halo illumination effect. No exposed LEDs will be allowed.

2. Faces and returns (3" maximum) to have painted or architectural brushed metal finishes. Painted finishes to have professional application with automotive quality paints.

3. LEDs to be sufficiently spaced to prevent uneven or light source segmentation of modules when viewed at night.

4. Logos can be cloud shaped pan channel cabinets but square or rectagular logos are strongly discouraged unless it is relevant or integral to logo graphic. Face may additionally be illuminated if relevant to logo design or detail illustration.

5. Letters / logos mounted to an architectural air frame façades will require an offset outline aluminum backer panel located between pan channel cabinets and screen / raceway to obscure raceway/wireway and provide added ridgidity to sign structure. Raceways/wireways are not to be visible.

6. Hidden raceways to be self contained, housing wiring and low voltage electronic power supplies. All surfaces must be painted to match existing building structure color and finish. All housing structures and electrical connections to be weatherproof and compliant with State, City and U.L. electrical standards and manufacturing / installation methodology.

7. All sign designs and color schemes are subject to approval by Landlord and the City of Citrus Heights, who reserve the right to change or modify designs to conform or maintain design standards in order to compliment building architecture.

TENANT PANELS ON FREESTANDING SIGNS

Landlord reserves the right for tenant sign placement on existing freestanding signs according to tenant lease agreements, which includes location of sign(s), design, content and size.

WINDOW SIGNS/GRAPHICS

1. Window graphics are permitted for sidelights and side windows and only on lower windows

2. Graphics and / or copy to be limited to cover no more than 20% of the total window area.

3. Graphics should contain imagery or copy pertaining to business. Decorative graphics may be acceptable, but must compliment acrchitecture of building. Hand-painted, permanent signs may be acceptable, but design must be authorized and contractor's qualification may be subject to review by Landlord prior to execution.

4. Signs may be computer cut vinyl film and / or digitally printed vinyl film with U.V. inks or U.V. film overlays. Signs digitally printed with faded graphics shall be removed or replaced at Landlord's discretion. Decorative graphics may be acceptable, but must compliment acrchitecture of building. Hand-painted, permanent signs may be acceptable, but design must be authorized by Landlord and contractor's qualifications may be subject to review by Landlord prior to execution.

5. Paper, hand-painted holiday signs or temporary signs are strictly prohibited.

6. Graphics that are perceived as abusive, inflamatory, or obscene by community standards are strictly prohibited, and are subject to immediate removal at Tenant/Occupant's expense.

7. All window graphics are subject to review and approval at Landlord's discretion. Violation of guidelines will require removal of window graphics at Tenant/Occupant's own expense.

8. Electric (neon) or L.E.D. "OPEN" signs are allowed but limited area of 2 Sqft. Sign area total.

9. Upon termination of lease, all window signs must be removed at Tenant/Occupant's expense. Glazing must be returned to original condition. If glazing cannot be returned to original condition, Tenant/Occupant is required to provide replacement at Tenant/Occupant's own expense.

DOOR GRAPHICS/HOURS/ADDRESS

1. All Tenant/Occupants should have business name/logo located on right side of double doors (or both doors). Graphics are preferred to be White vinyl film applied first surface to glazing. Graphics must not exceed 20% of total door glazing area.

2. All Tenant/Occupants should have hours of operation clearly displayed either on door or sidelight glazing. Lettering should be White vinyl film applied first surface to glazing.

3. Graphics should contain imagery or copy pertaining to business and are subject to design review by Landlord.

SECTION D: GENERAL CONDITIONS

1. The fabricator may make recommendations and/or changes to the details as shown on the drawings provided Landlord approves such recommendations in writing prior to shop drawings or fabrication of prototypes or samples.

2. All electrical signs shall be UL compliant and carry the certified and registered UL label affixed to sign cabinet in a place where it is visible at pedestrian level.

3. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workman-like manner, and cleaning up, patching and painting any surfaces damaged by the installation to original building specifications.

4. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below standard.

5. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.

6. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs, and shall have uniform surfaces conforming to the highest standards of the industry.

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Project No: **18-0177-13**

Account Executive: Ralph Cundiff

Project:
Sunrise Village

Address:
5425 Sunrise Blvd.
Citrus Heights, CA 95610

Drawn By: William Dickson
Date: 3.13.18
Revision: 5.10.18
6.15.18
11.11.19

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
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7. All signage lighting should be concealed and light leaks will not be permitted.

8. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint, or equal quality alternative), unless otherwise specified. Tenant/Occupant is required to execute a sign painting application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior weather conditions, and be sprayed to a smooth finish, not brushed on.

9. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability.

SECTION E: PROHIBITED SIGNS & RESTRICTIONS

The following instances are provided as examples of prohibited signage applications and may not exhibit all possible conditions. Signs prohibited by Landlord that do not conform to the Master Sign Program are not limited to those set forth below.

1. Signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas.

2. No exposed raceways/wireways will be allowed. Any external raceways/wireways must be obscured by sign design elements.

3. Off-Premises signage.

4. "A" frame signs prohibited without Landlord approval, and in accordance with City policy.

5. Signs using exposed fastenings.

6. Paper, cardboard, cloth, form core, gatorboard, inflatable or styrofoam signs, stickers or decals, painted lettering or decals hung on or behind storefronts.

7. Flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means.

8. Stationary or walking sandwich boards or costumed or non-costumed persons shall not be utilized for advertising outside of Tenant/Occupant's premises.

9. Balloons, flags or marketing tents.

10. Sign which emits odor, noise or visible matter other than light.

11. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord.

12. No sign shall be installed, or located so as to prevent free ingress to or egress from any door.
13. External displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs.

14. Signs displaying pricing of any kind except for fuel stations.

15. Temporary signs of any nature used or installed without Landlord's approval in writing, and in accordance with City regulations.

16. Unprofessional hand-lettered sign in public view from the storefront are prohibited.

17. Absolutely no signs are permitted to be taped to the storefront or any other visible surface.

18. Any sign that is not in conformance with this criteria.

19. No simulated materials (i.e., wood grained plastic laminates) or wall coverings.

20. Excessively bright or garish signs

SECTION F: MAINTENANCE

1. Tenant/Occupant shall maintain his sign in good working order to include replacement of damaged or burned out LED lighting at Tenant/Occupant's sole cost and expense. In the event Landlord notifies Tenant/Occupant of an existing defect and Tenant/Occupant fails to cure said defect within ten (10) days after notification, Landlord may cause the defect to be repaired. Tenant/Occupant hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after the receipt of an invoice setting forth those costs incurred by Landlord, plus an overhead charge of 10% minimum plus any damages resulting from lost income.

2. Upon termination or expiration of the lease, Tenant/Occupant hereby agrees to remove his sign and repair any holes or damage to the fascia and restore the fascia to its original condition at Tenant/Occupant's cost and expense to Landlord's sole satisfaction with three (3) days of expiration of term or early termination of Tenant/Occupant's lease. If Tenant/Occupant does not repair the wall surface to Landlord's sole satisfaction, then Landlord reserves the right to perform the repairs at Tenant/Occupant's expense.

3. Landlord reserves the right to periodically hire an independent electrical engineer at Tenant/Occupant's sole expense, to inspect the installation of all Tenant/Occupant's signs. Tenant/Occupant will be required to have any discrepancies and/or code violations corrected at Tenant/Occupant's expense. Landlord may correct any code violations, requests for sign removals, or discrepancies not corrected within ten (10) days of notice, at Tenant/Occupant's sole expense, including an overhead charge of 10%.

4. Contractors installing signs are to be qualified, insured and licensed by the State of California and are to have a current City business license.

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Account Executive: Ralph Cundiff

Project:
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Drawn By: William Dickson
Date: 3.13.18
Revision: 5.10.18
6.15.18
11.11.19

Customer Approval:

U.L. Listed
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Electrical Circuits
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Sunrise Village | Tenant/Occupant Sign Allowances & Conditions

- For sign area allotment, The total allowable sign area for all buildings setback more than 300' from Sunrise Blvd. will be based on three (3) square feet of sign area per linear foot of primary building frontage.

  For all buildings setback less than 300' from Sunrise Blvd., the total allowable sign area will be based on two (2) square feet of sign area per linear foot of primary building frontage.

- Each tenant/use is allowed a total sign area of at least 25 square feet per frontage on which Tenant's sign is affixed.

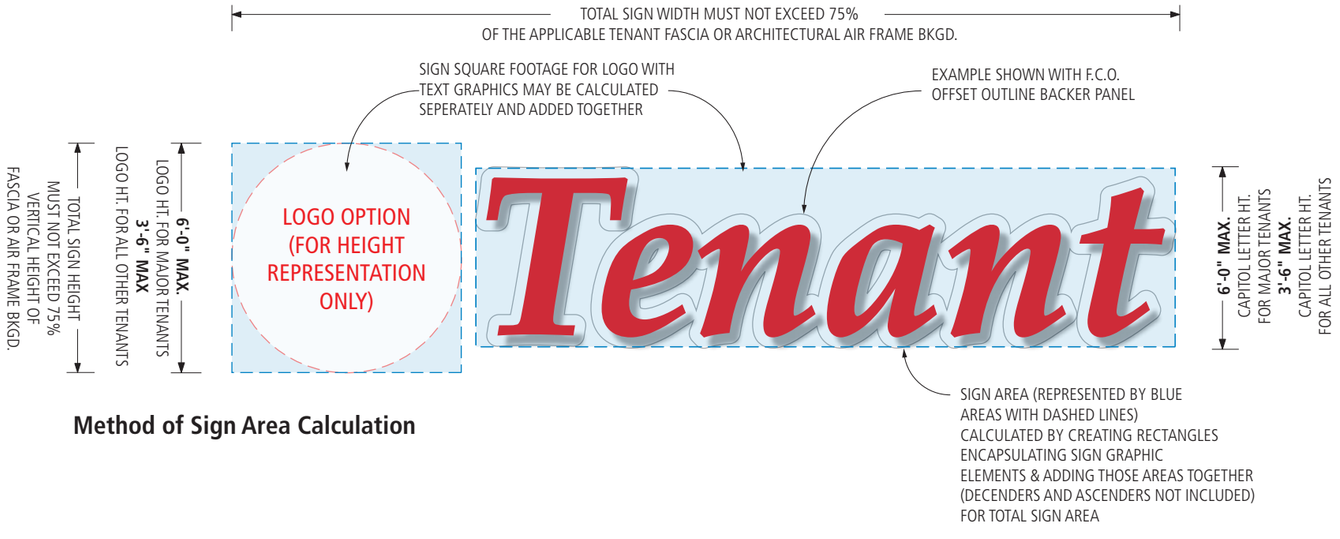
- For **Major Tenants** with greater than 10,000 sq. ft. of tenant leased space; logos and letters are restricted to a maximum of 6'-0" in overall height (as measured by the capital height above the baseline for letters). In addition to primary identification/logo signs tenants are allowed up to (4) individual secondary signs (service decriptions, etc.). Secondary signs shall have a 3'-0" maximum height restriction and will be included in the square footage allowance calculations.

- **All Other Tenants**, logos and letters are restricted to a maximum of 3'-6" in overall height (as measured by the capital height above the baseline for letters). In addition to primary identification/logo signs, tenants with 5,000 to 14,999 sq. ft. of tenant lease space are allowed up to (2) secondary signs (service descriptions, etc.). Secondary signs shall have a 2'-0" maximum height restriction and will be included in the square footage allowance calculations.

- Overall sign height extents must not exceed 75% of the applicable vertical fascia area nor 75% of building fascia width of the applicable elevation, which may be less than the maximum inch values listed as dictated by architectural building conditions and limitations.

- All sign letters/logos to be halo or face illuminated. Pan channel letter signs mounted to perforated architectural screen must have offset outline backer panel behind behind cabinet structure to obscure raceway located behind architectural screen. Offset outline F.C.O. backer panels are to be included when calculating signage square footage. Landlord/City reserves final design and color approval prior to manufacturing.

- In-Line Tenants will be allowed a minimum of (2) signs each, End Cap Tenants will be allowed a minimum of (3) signs and pad Tenants will be allowed a minimum of (4) signs.



Method of Sign Area Calculation

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Customer Approval:

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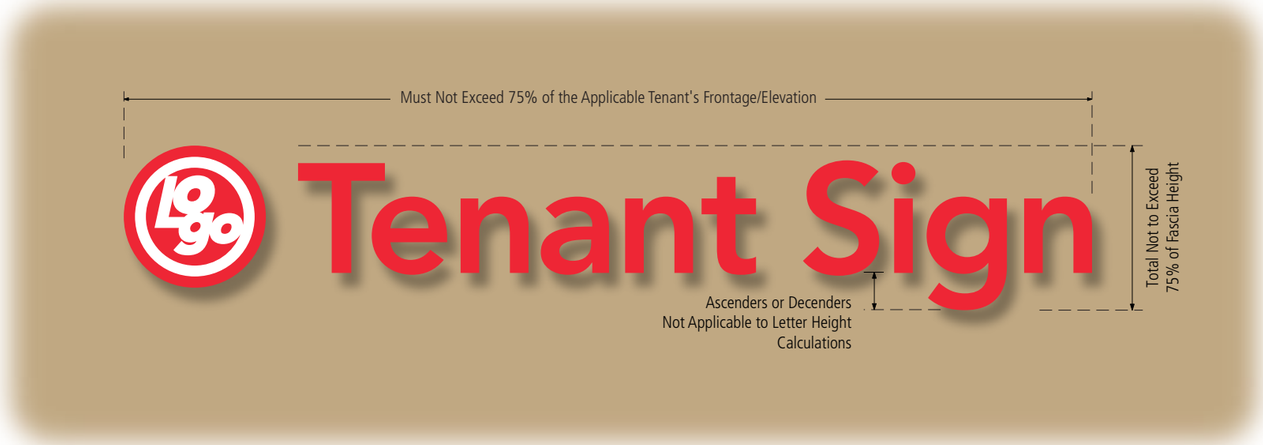
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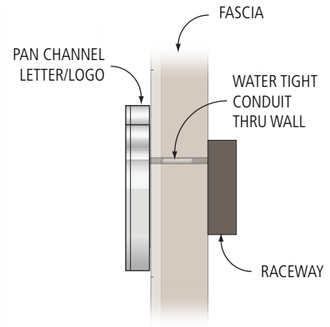
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Sheet No. **6**

Face Illuminated Pan Channel Letters / Logo





End View
Not to Scale

Face Illuminated Pan Channel Letters / Logo

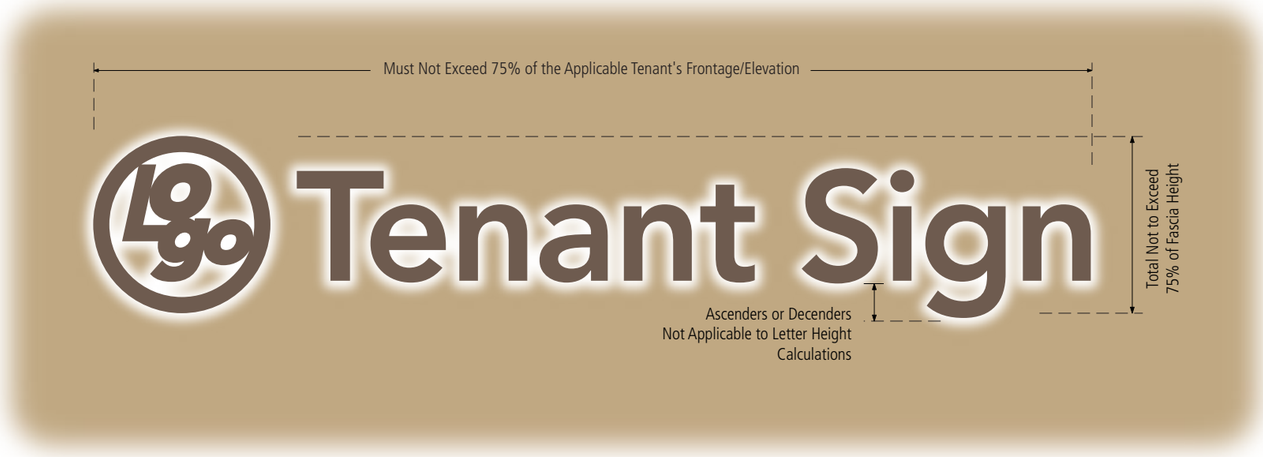
Letters to be fabricated aluminum, pan channel construction. Faces to be acrylic with or without vinyl film overlays. Letters / logo to be internally illuminated with LED modules.

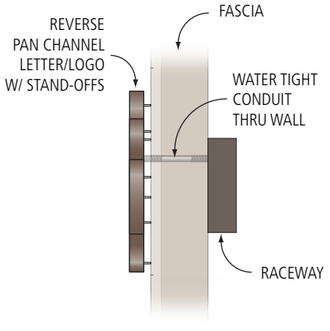
Power supplies to be located inside hidden raceway. Letter / logo construction methods to comply with U.L. Electrical and local/state building code standards.

Raceway (Hidden)

Fabricated aluminum construction with painted finish. Raceway to house all electrical jumps and transformer / power supply units. Construction methods to comply with U.L. electrical standards.

Halo Illuminated Reverse Pan Channel Letters / Logo





End View
Not to Scale

Halo Illuminated Pan Channel Letters / Logo

Letters to be fabricated aluminum, reverse pan channel construction. Aluminum faces and returns to have painted or anodized finishes. Backs to be Clear Lexan with min. 1-1/2" stand-offs. Letters / logo to be internally illuminated with LED modules.

Power supplies to be located inside hidden raceway. Letter / logo construction methods to comply with U.L. Electrical and local/state building code standards.

Raceway (Hidden)

Fabricated aluminum construction with painted finish. Raceway to house all electrical jumps and transformer / power supply units. Construction methods to comply with U.L. electrical standards.

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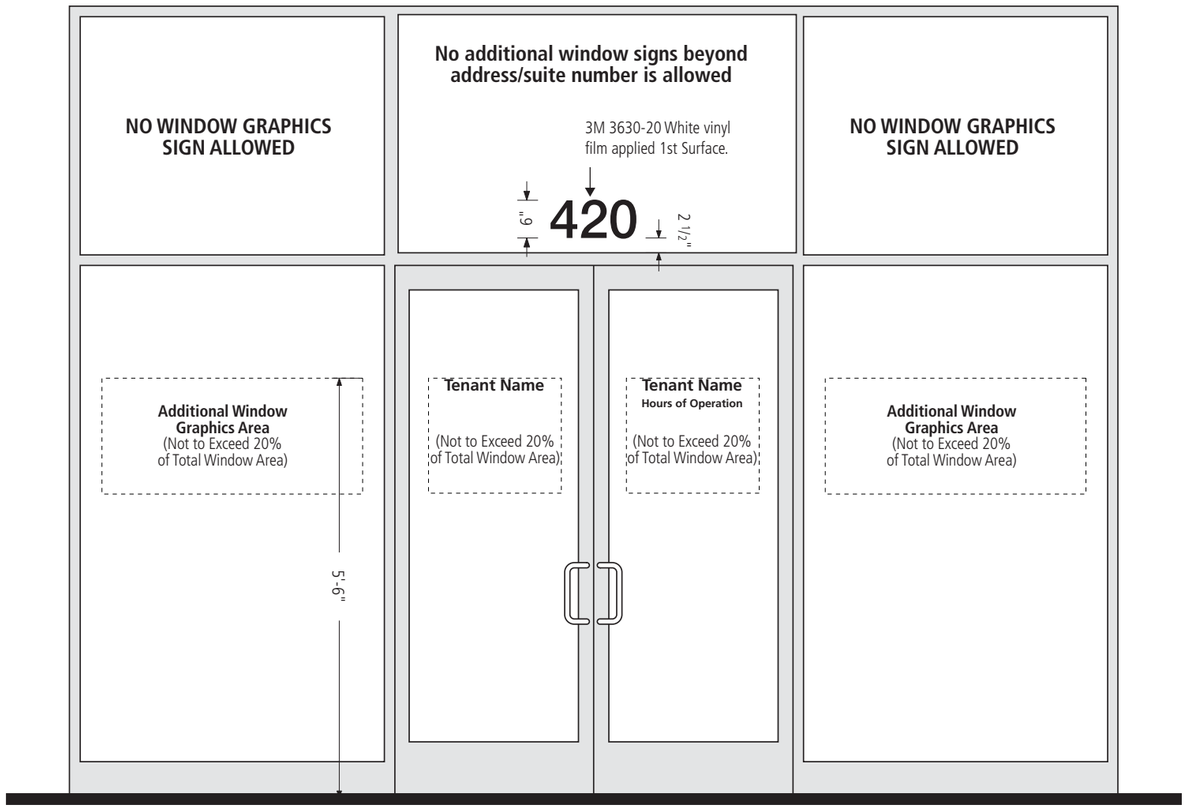
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Sheet No. 7

Sunrise Village | Typical Tenant/Occupant Door & Window Graphics



Window Graphics

Scale 1/2"=1'-0"

TENANT DOOR & WINDOW GRAPHICS

1. Window signs are limited to tenant name, logo, hours of operation or graphics related to business identity.
2. Window signage must not exceed 20% of the glazed area of the individual window panes.
3. All tenants are required to have address numerals applied in transom area, over entrance doors as shown. Address numerals shall be 3 inch copy, centered over entrance door(s).
4. All tenants are required to have hours of operation as part of their window graphics package and should be located either on entrance door or adjacent sidelight window. Hours should be displayed at an appropriate height and visibility.
5. Graphics/copy on doors, address numerals and hours of operation shall be white vinyl film.
6. No limitation on design or color for secondary graphics located on sidelight window(s) provided that window graphics relate to tenant business or services.
7. Paper, hand painted holiday signs or temporary signs are strictly prohibited.
8. No graphics of any kind are allowed on the upper windows and door transom (except address numerals).
9. Graphics that are perceived as abusive, inflamatory or obscene by community standards are strictly prohibited and are subject to immediate removal at tenant's expense.
10. No block-out film to obscure or hide occupying tenant space will be allowed.
11. All window graphics are subject to review and approval at Landlord's discretion. Violation of guidelines will require removal of window graphics at tenant's own expense.
12. Upon termination of lease, all window signs must be removed at tenant's expense. Glazing must be returned to original condition. If glazing cannot be to returned to original condition, tenant is required to provide replacement at tenant's own expense.

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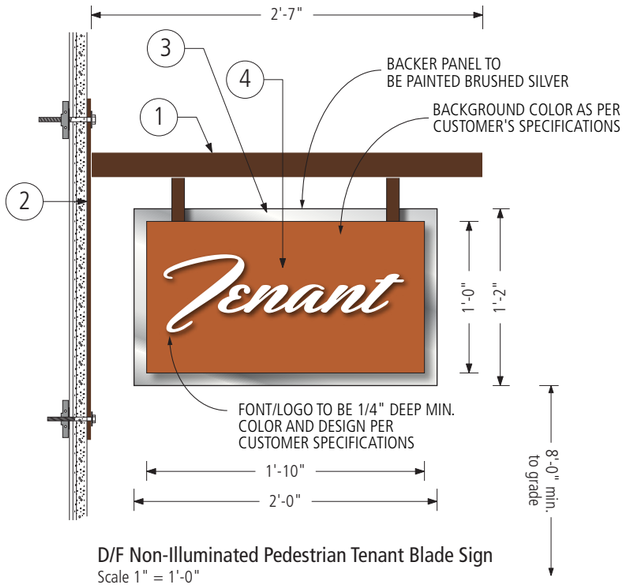
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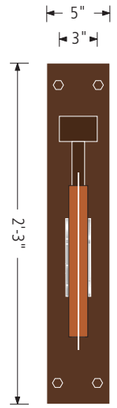
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Sheet No. 8

Sunrise Village | Typical Non-Illuminated Pedestrian Tenant Blade Signs



D/F Non-Illuminated Pedestrian Tenant Blade Sign
Scale 1" = 1'-0"



End View
Scale 1" = 1'-0"

Material Schedule

1. **Bracket Arm**
   2" x 3" alum. rect. tube welded to 3/8" mounting plate with painted finish. Plaque brackets to be 1" sq. tube support tubes extending down to plaque background, welded to bracket arm and tenant plaque frame.
2. **Mounting Plate**
   3/8" aluminum plate with (4) holes drilled for mounting hardware thru wall.
3. **Tenant Plaque**
   (2) fabricated 3/4" angle frame skinned with aluminum pan faces and mounted to offset outline backer panel back to back. Offset backer panel painted Brushed Aluminum. 1/2"deep attached on returns to frame structure. Tenant plaque to be welded to downward extending support tubes.
4. **Copy / Logo**
   1/4 F.C.O. letters / logo to have faces and returns painted contrasting color to pan face backgrounds.

TENANT D/F PEDESTRIAN LEVEL BLADE SIGN

1. Tenants are allowed the option of installing one (1) pedestrian level blade sign per building elevation in addition to their main building sign.
2. Signs shall be non-illuminated and conforming to above construction specifications. Signs may be indirectly illuminated by architectural downlighting if downlighting is integral to overall building design and not specific to pedestrian blade sign.
3. Blade sign content is restricted to name of business or logo only. No secondary copy or description will be allowed. Design shall be as simple as possible with emphasis on an economy of content.
4. Tenant panel inset background and returns may be painted to match or compliment business logo or typography.
5. All graphics to be dimensional and no less than 1/4" deep and no more than 3/4" deep. Vinyl copy or logos will not be allowed.
6. Location of sign shall be near to main entrance or at front elevation of tenant space.
7. No deviation from basic blade sign design shall be allowed.
8. All costs associated with the construction and installation of tenant pedestrian blade signs are the direct financial responsibility of tenant, unless other arrangements have been made between tenant and Landlord. Upkeep and maintence of blade sign is the sole responsibility of tenant.
9. Blade sign content is subject to review and approval at Landlord's discretion. Violation of guidelines will require removal of window graphics at tenant's own expense.
10. Final blade sign location must be approved by Landlord.
11. Installation of blade sign shall not compromise the building shell.
12. Blade signs must be provided through Pacific Neon Sign Company (916) 927-0527.
13. Blade sign area not to be included in total tenant square footage calculation or allowance.
14. Upon termination of lease, blade sign must be removed at tenant's expense. Building wall at sign site must be repaired and repainted to match existing conditions.

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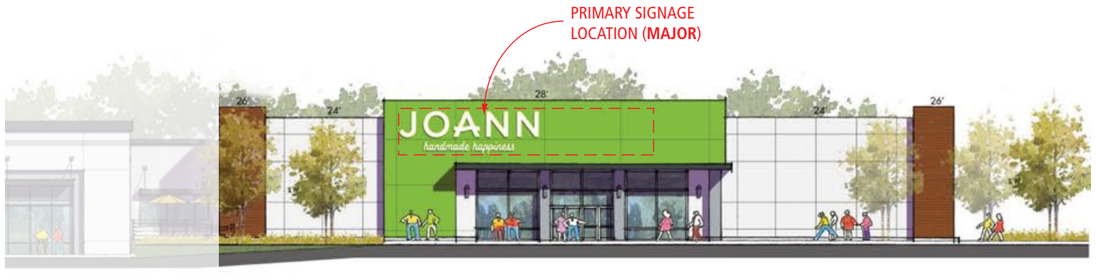
Sheet No. 9

Sunrise Village | In-Line Majors and Shops Building (Right Side)

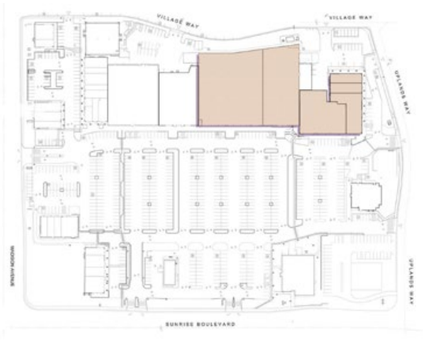
NOTE:
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EAST ELEVATION (Right Side - Part 1) - Scale: 1" = 30'-0"



EAST ELEVATION (Right Side - Part 2) - Scale: 1" = 30'-0"



SITE PLAN - N.T.S.

ESTABLISHED 1946
PACIFIC NEON

2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **18-0177-13**

Account Executive: Ralph Cundiff

Project:
Sunrise Village

Address:
5425 Sunrise Blvd.
Citrus Heights, CA 95610

Drawn By: William Dickson
Date: 3.13.18
Revision: 5.1.18
5.10.18
6.15.18
5.31.19

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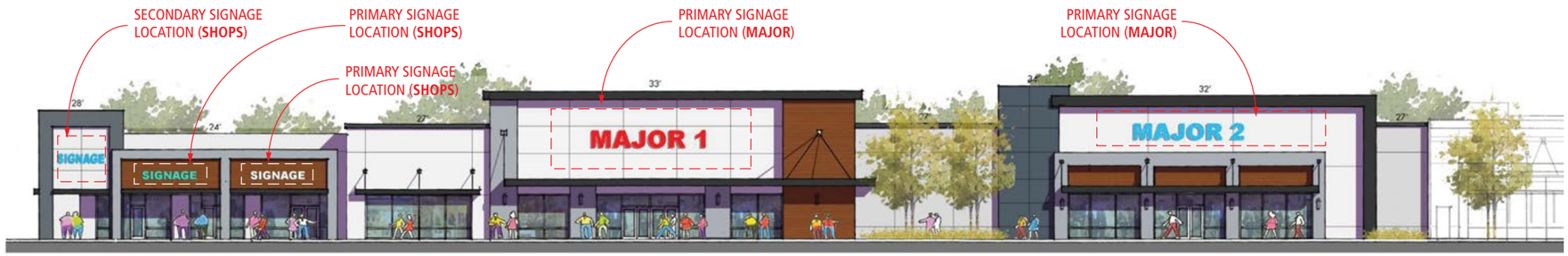
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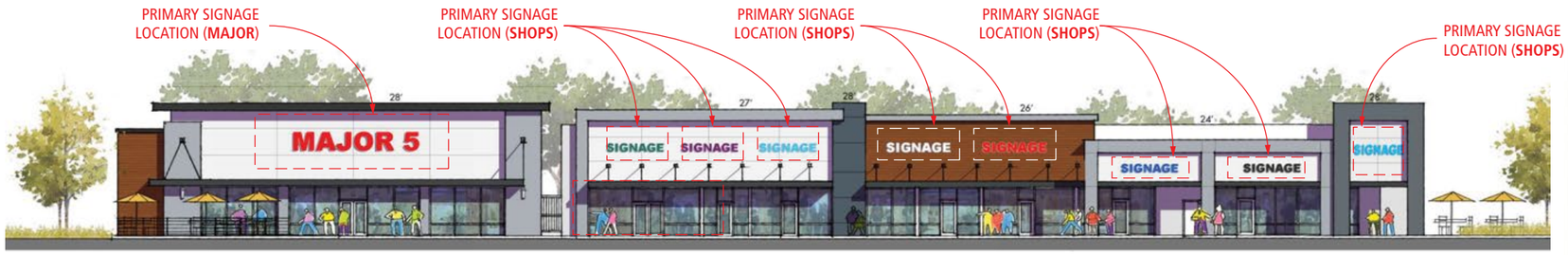
Sheet No. **10**

Sunrise Village | In-Line Majors and Shops Building (Left Side & South)

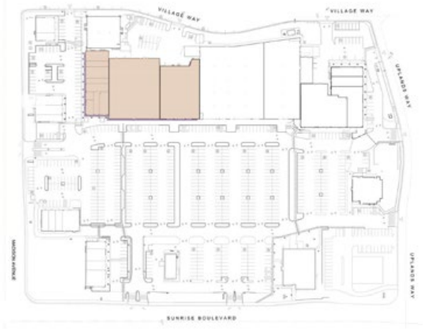
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EAST ELEVATION (Left Side) - Scale: 1" = 30'-0"



SOUTH ELEVATION - Scale: 1" = 30'-0"



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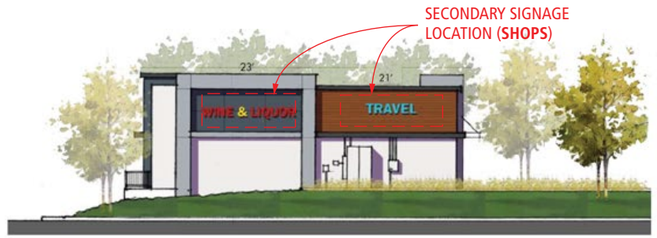
Sheet No. 11

Sunrise Village | Pad Building 1 Shops

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EAST ELEVATION - Scale: 1" = 30'-0"



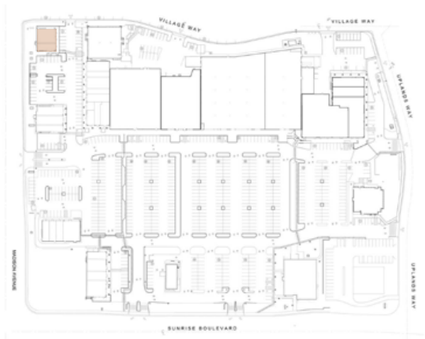
SOUTH ELEVATION - Scale: 1" = 30'-0"



NORTH ELEVATION - Scale: 1" = 30'-0"



WEST ELEVATION - Scale: 1" = 30'-0"



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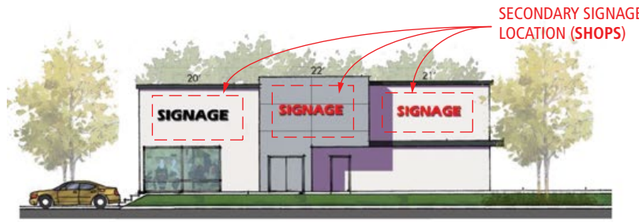
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Sunrise Village | Pad Building 2 Shops

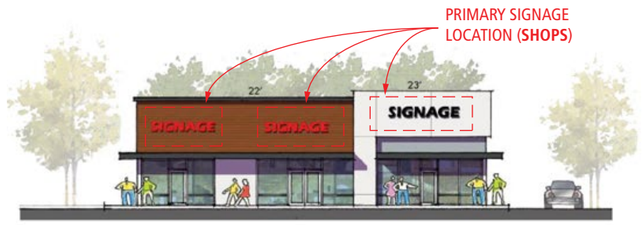
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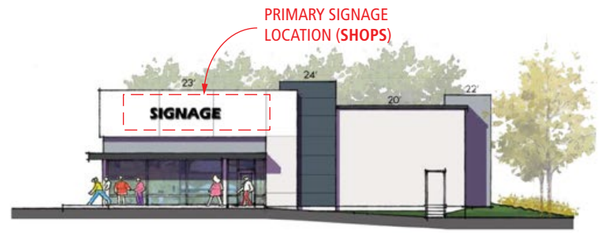
SOUTH ELEVATION - Scale: 1" = 30'-0"



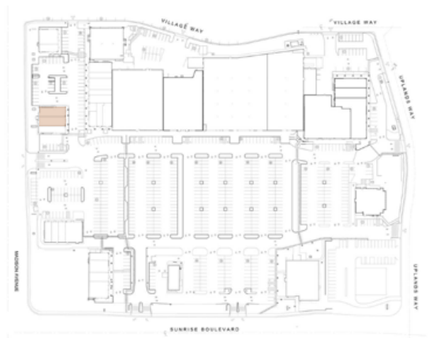
EAST ELEVATION - Scale: 1" = 30'-0"



SOUTH ELEVATION - Scale: 1" = 30'-0"



WEST ELEVATION - Scale: 1" = 30'-0"



SITE PLAN - N.T.S.

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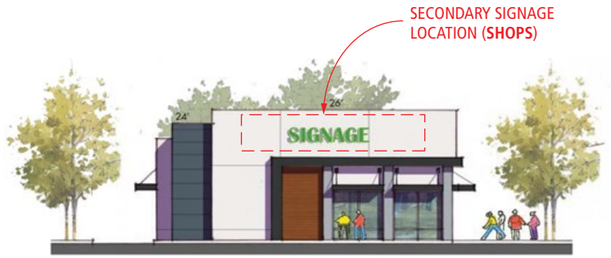
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Sheet No. 13

Sunrise Village | Pad Building 3 Shops

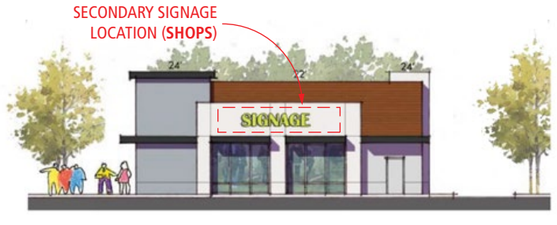
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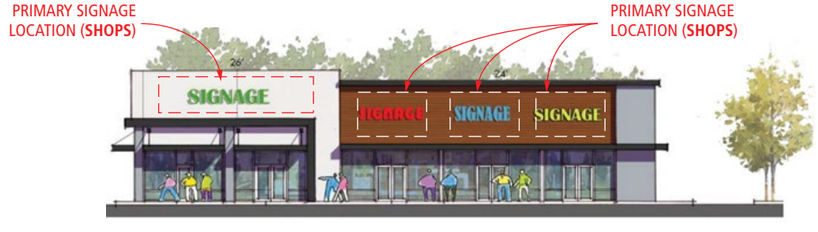
NORTH ELEVATION - Scale: 1" = 30'-0"



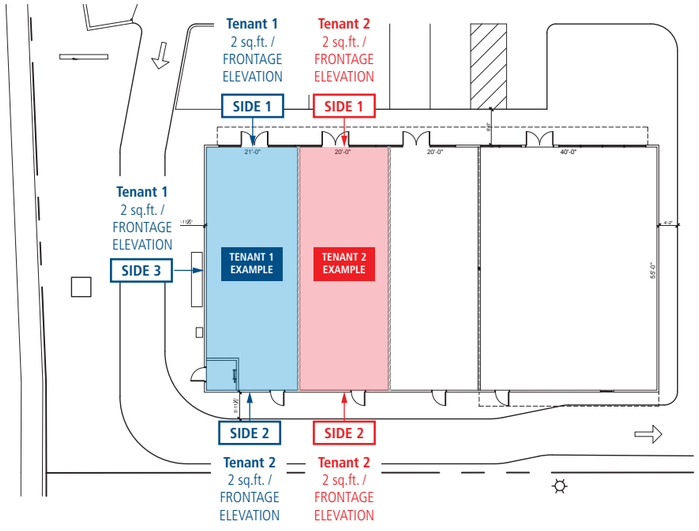
EAST ELEVATION - Scale: 1" = 30'-0"



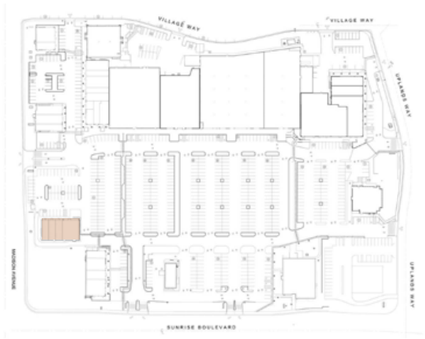
SOUTH ELEVATION - Scale: 1" = 30'-0"



WEST ELEVATION - Scale: 1" = 30'-0"



TYPICAL TENANT SIGNAGE PER BUILDING EXPOSURE - Not to Scale



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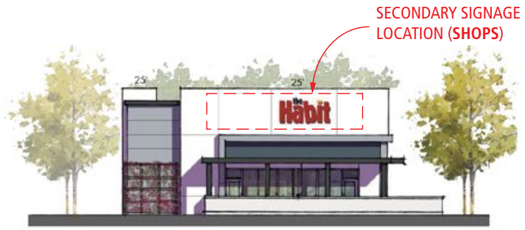
Sheet No. **14**

Sunrise Village | Pad Building 4 Shops

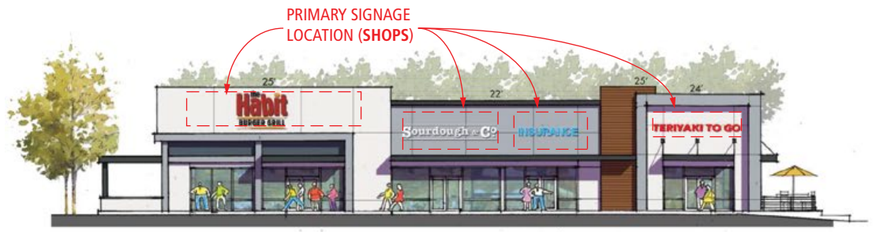
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SOUTH ELEVATION - Scale: 1" = 30'-0"



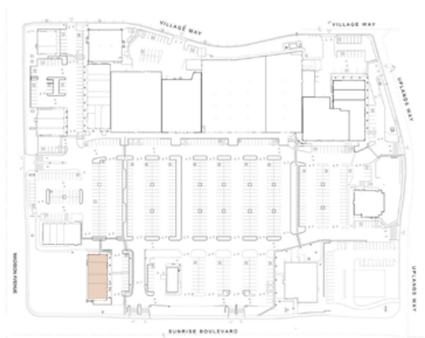
EAST ELEVATION - Scale: 1" = 30'-0"



NORTH ELEVATION - Scale: 1" = 30'-0"



WEST ELEVATION - Scale: 1" = 30'-0"



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Sunrise Village | Pad Building 7 Shops

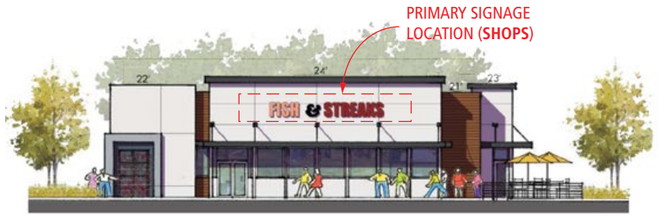
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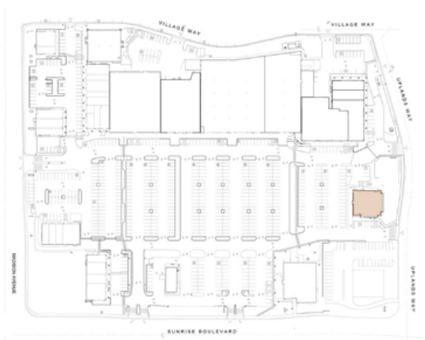
WEST ELEVATION - Scale: 1" = 30'-0"



EAST ELEVATION - Scale: 1" = 30'-0"



NORTH ELEVATION - Scale: 1" = 30'-0"



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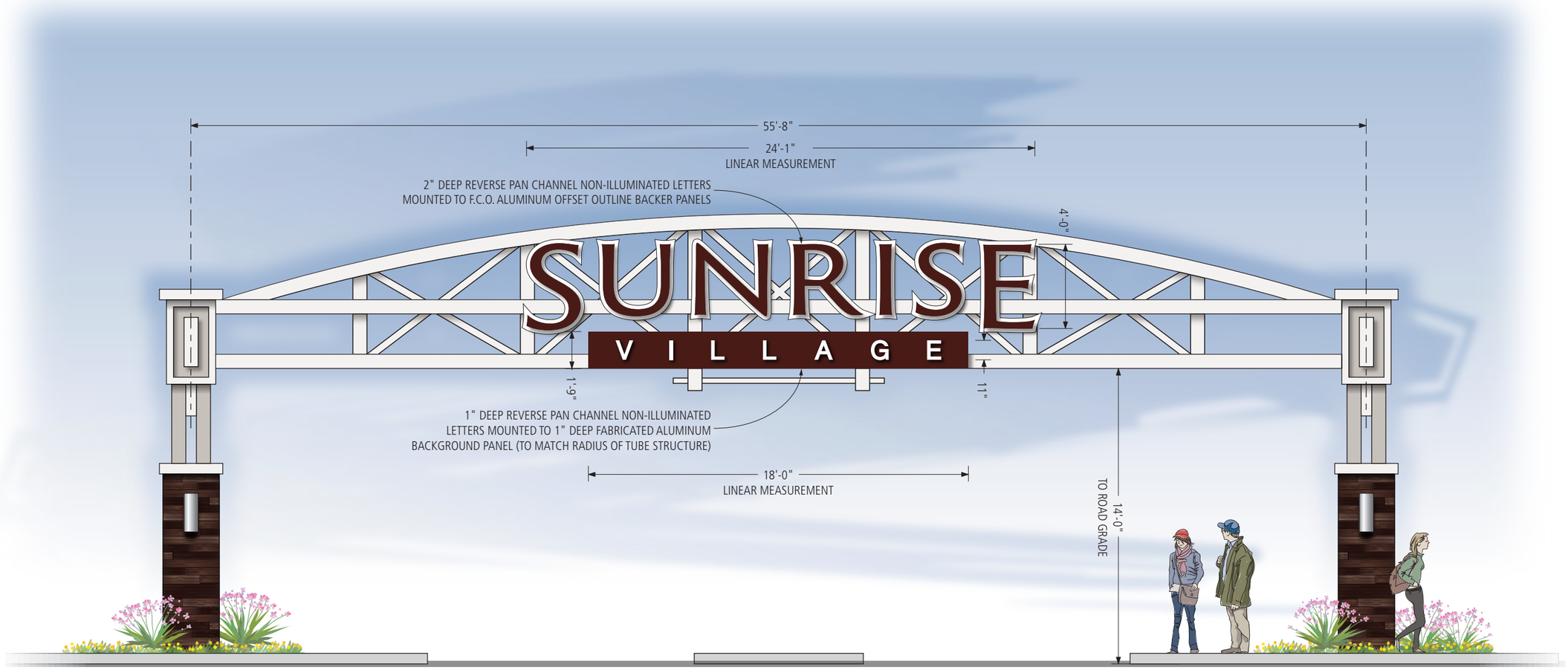
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Sheet No. **16**

Sunrise Village | Entrance Archway Identity Sign



A1 **A2** Archway at Entrance with Center Identification Sign
Scale 3/16" = 1'-0"

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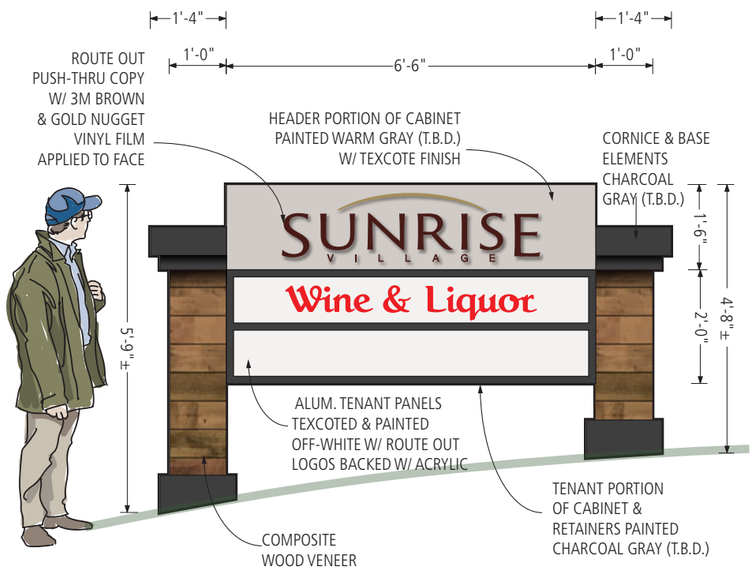
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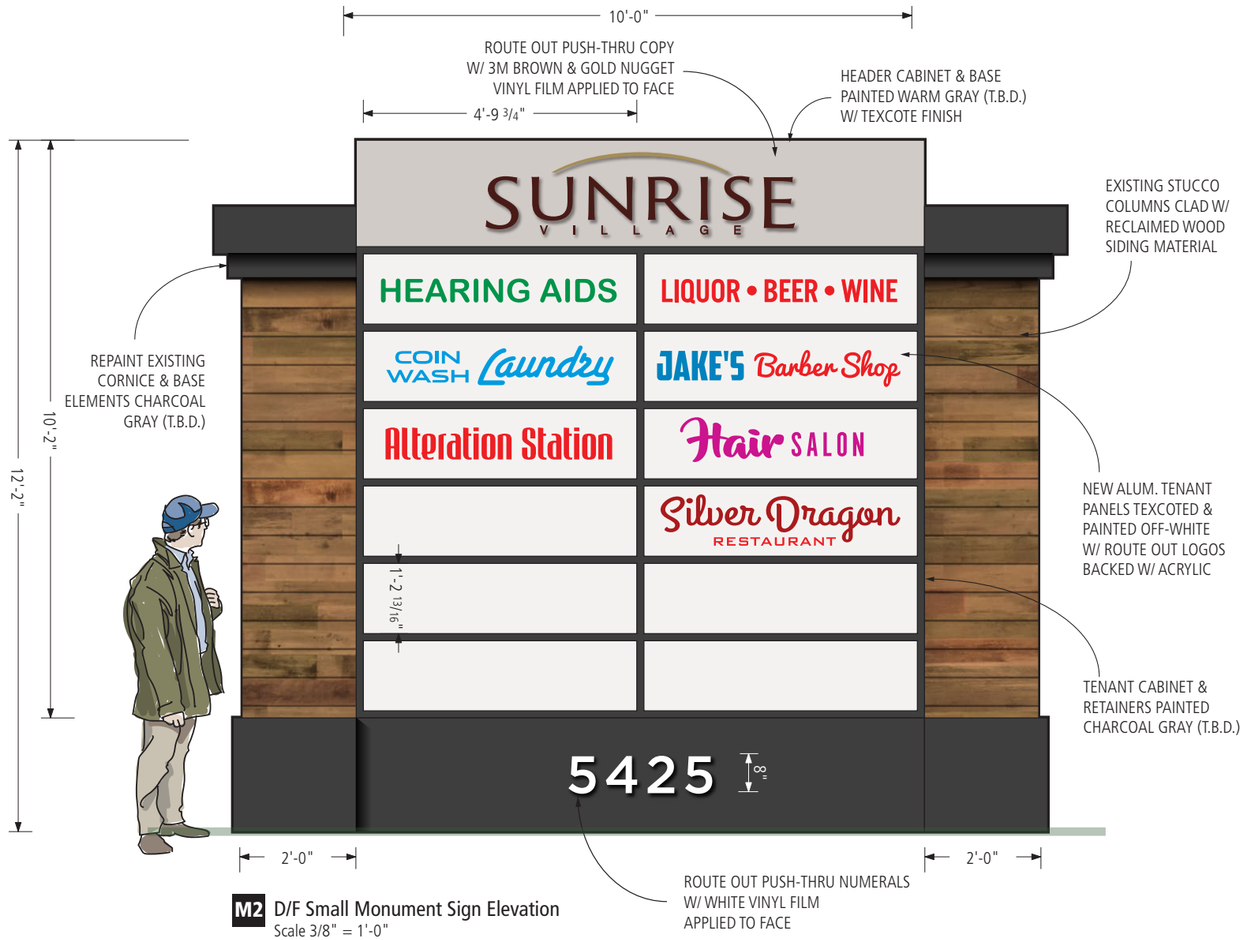
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Sheet No. **17**

Sunrise Village | Existing Freestanding Signs to be Architecturally Renovated



M1 Proposed D/F Small Monument Sign Elevation
Scale 3/8" = 1'-0"



M2 D/F Small Monument Sign Elevation
Scale 3/8" = 1'-0"

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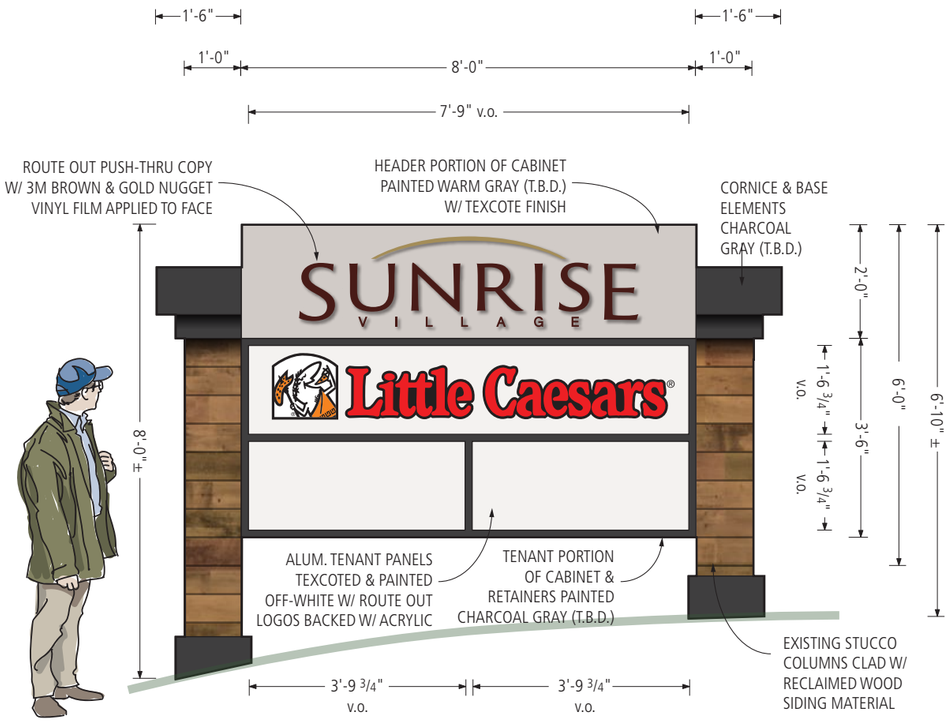
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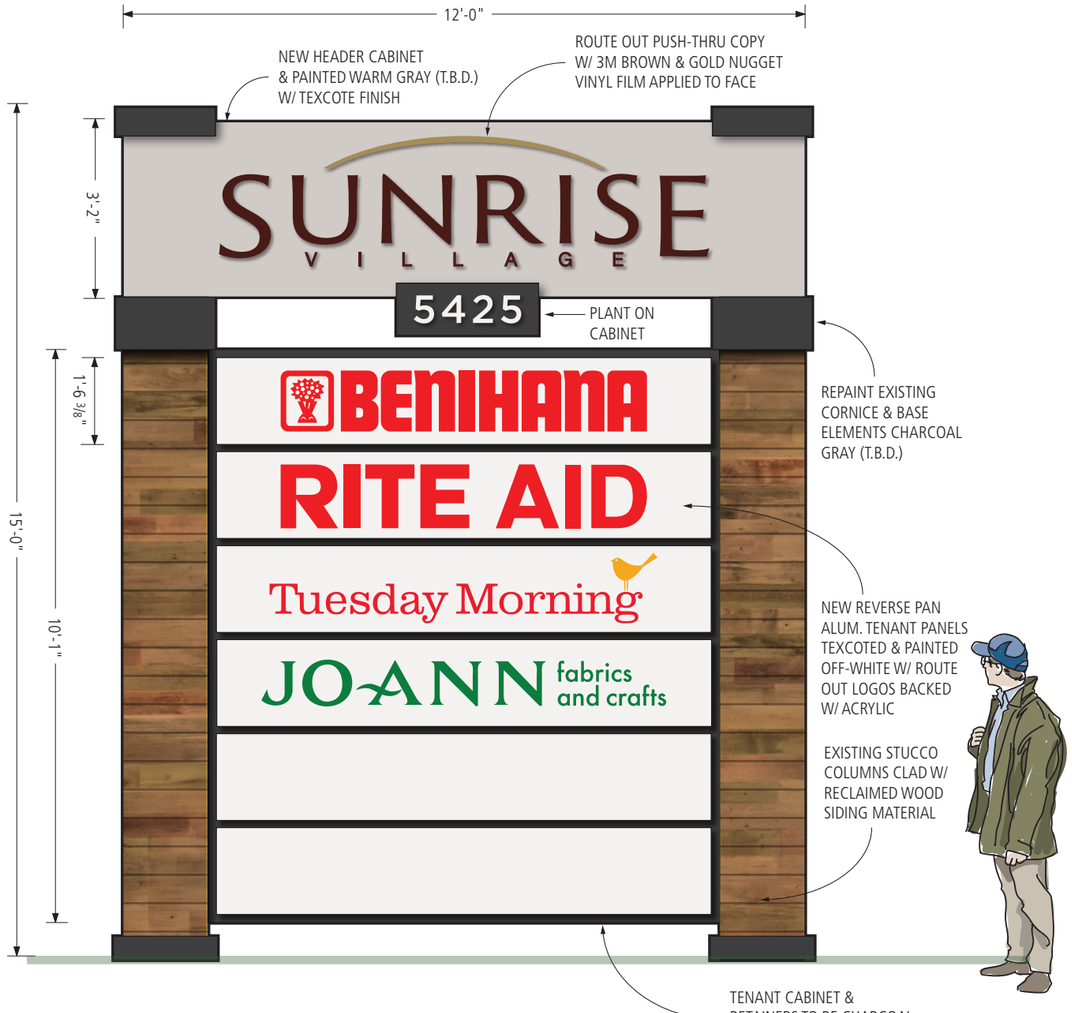
California Title 24 Compliant

Sheet No. **18**

Sunrise Village | Existing Freestanding Signs to be Architecturally Renovated



M3 Proposed D/F Small Monument Sign Elevation
Scale 3/8" = 1'-0"



M4 D/F Large Monument Sign Elevation
Scale 3/8" = 1'-0"

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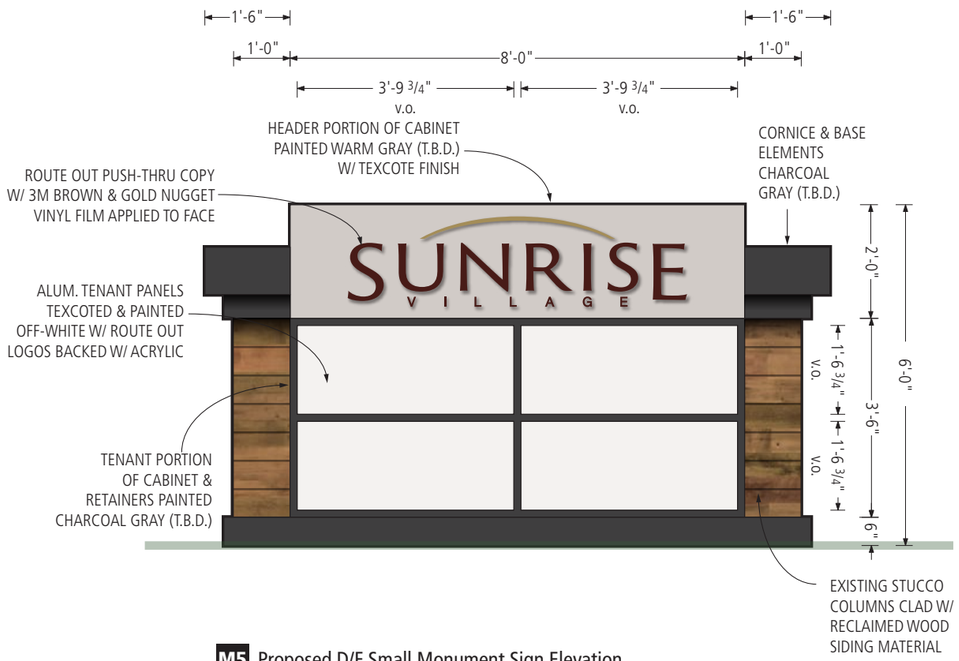
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

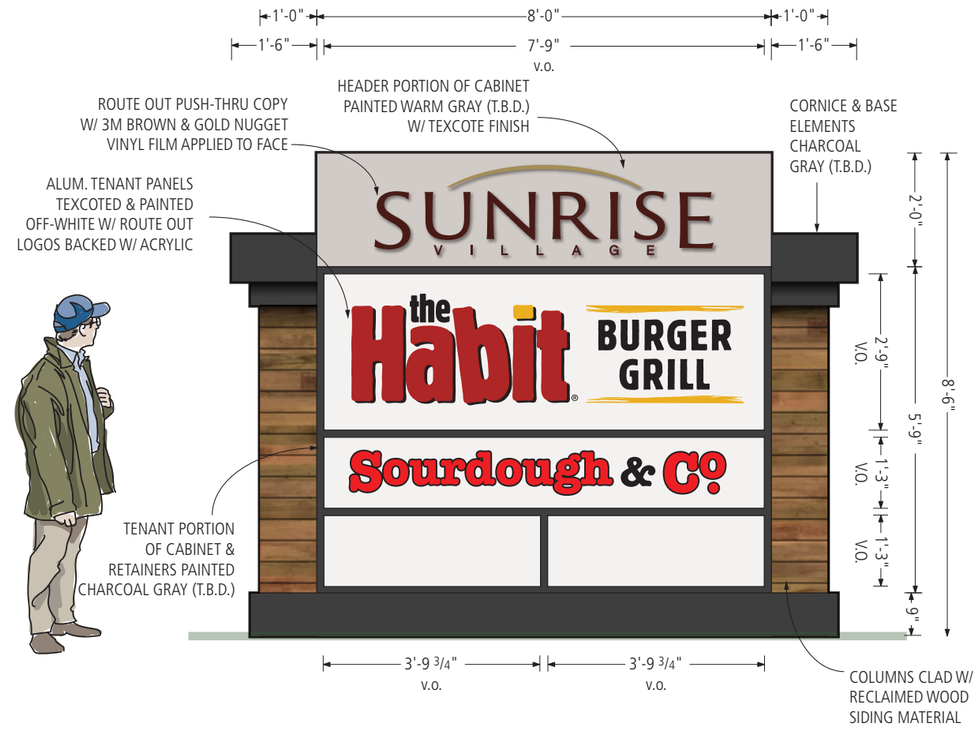
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California Title 24 Compliant

Sunrise Village | Existing Freestanding Signs to be Architecturally Renovated



M5 Proposed D/F Small Monument Sign Elevation
Scale 1/2" = 1'-0"



M6 Proposed D/F Small Monument Sign Elevation
Scale 1/2" = 1'-0"

ESTABLISHED 1946
PACIFIC NEON

2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **18-0177-13**

Account Executive: **Ralph Cundiff**

Project:
Sunrise Village

Address:
5425 Sunrise Blvd.
Citrus Heights, CA 95610

Drawn By: **William Dickson**

Date: **3.13.18**

Revision: 5.1.18
5.10.18
6.15.18
11.11.19

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

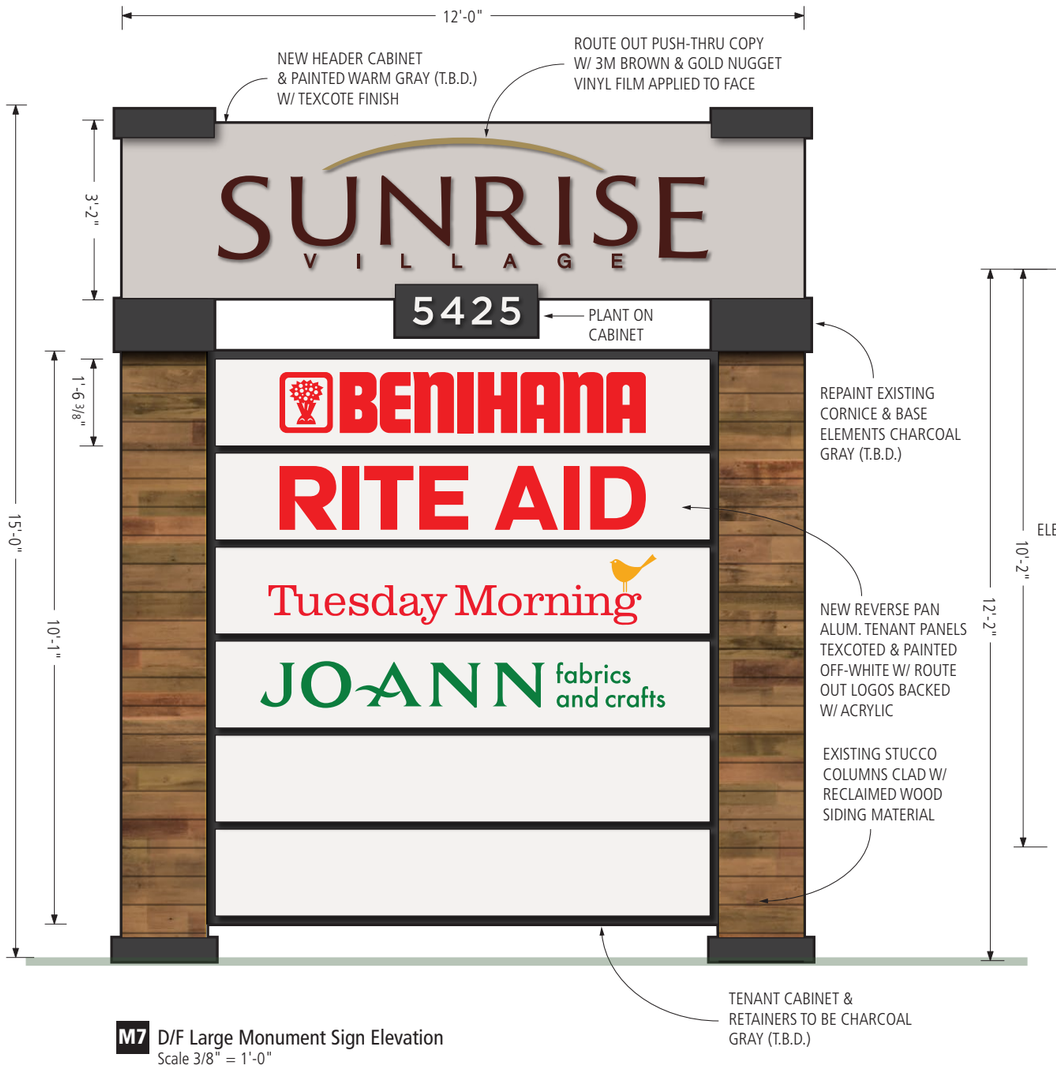
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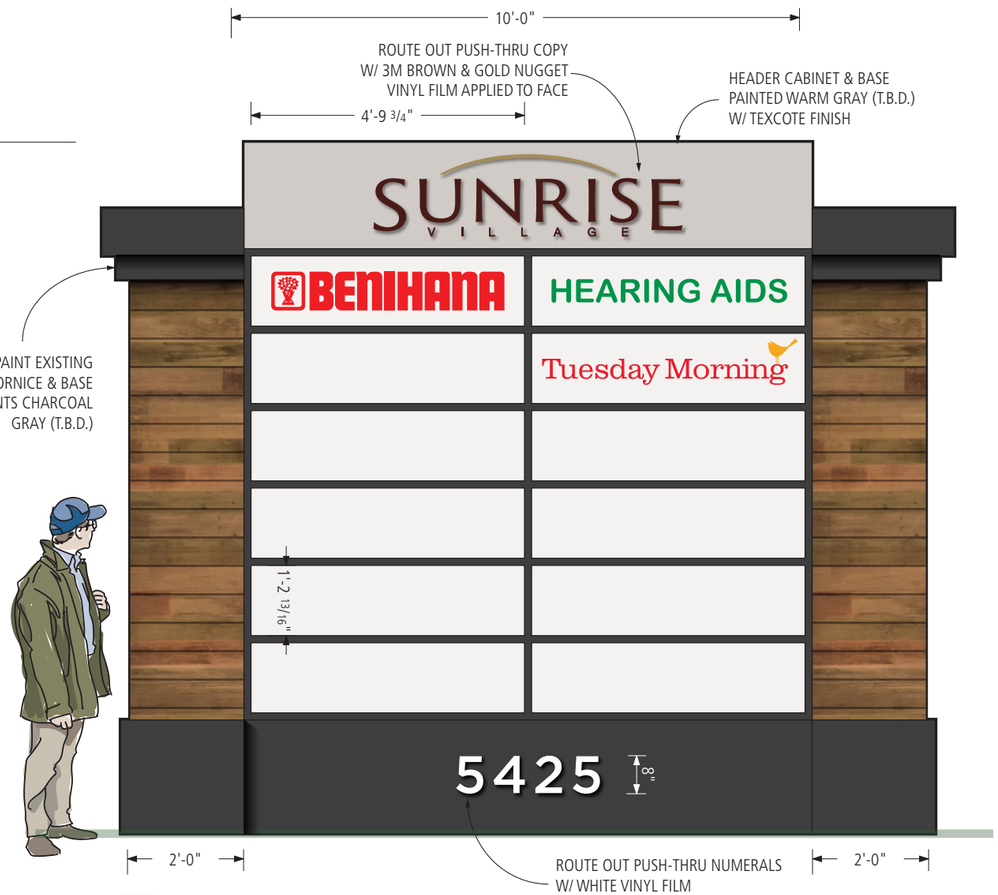
California Title 24 Compliant

Sheet No. **20**

Sunrise Village | Existing Freestanding Signs to be Architecturally Renovated



M7 D/F Large Monument Sign Elevation
Scale 3/8" = 1'-0"



M9 D/F Small Monument Sign Elevation
Scale 3/8" = 1'-0"

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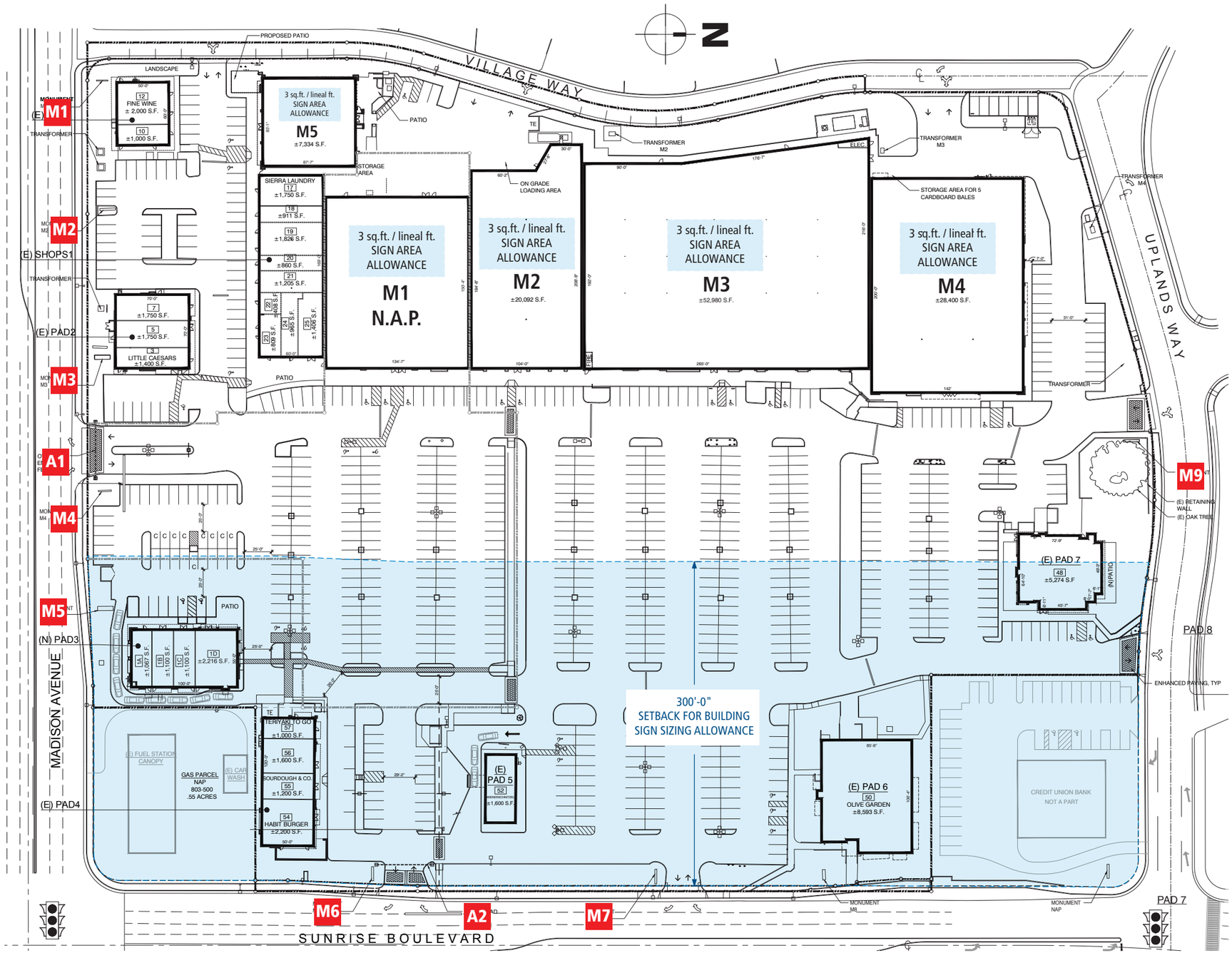
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Sheet No. **21**

Sunrise Village | Site Plan



SCALE: 1' = 100'-0"

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California Title 24 Compliant

Sheet No. 22

ORDINANCE NO. 2020-_____

AN ORDINANCE OF THE CITY OF CITRUS HEIGHTS TO AMEND CHAPTER 106.38 OF THE ZONING CODE IN REGARD TO SIGNAGE

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Citrus Heights Zoning Code as shown in Exhibit A amending Chapter 106.38 of the Zoning Code, relating to signage.

Section 2: Findings

- The proposed amendments are consistent with the General Plan.
- The proposed amendments will not be detrimental to the public, interest, health, safety, convenience, or welfare of the City.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibit A, and as discussed within the Staff Report, which is incorporated by reference.

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, and within fifteen (15) days after its passage, shall be posted in three public places.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this ____ day of _____ 2020 by the following vote:

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

_____
Jeff Slowey, Mayor

ATTEST:

_____
Amy Van, City Clerk

Exhibit:
A - Redline Strikeout of Zoning Code

TABLE 3-12 - SIGN HEIGHT AND AREA STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Allowed Sign Types	Maximum Sign Height (see Section 106.38.050.B)	Maximum Sign Area (see Section 106.38.050.A)
Ground-mounted and Ground-floor Signs		
Awning	At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang.	**Maximum sign area per tenant space.** The combined total area of signs allowed for a business shall not exceed the following requirements; provided that the allowed area for a freestanding monument sign is in addition to the maximum area allowed below. 1. 1 sf for each linear ft of primary building frontage in the BP zone; 2 sf for each linear ft of primary building frontage elsewhere. Buildings within the Sunrise Boulevard/Greenback Lane Special Sign District shall refer to Section 106.38.060.D. 2. Each use is allowed a total sign area of at least 25 sf regardless of frontage length. Notwithstanding the above, a freestanding directory sign in the AC zone shall not exceed 200 sf. **Site with 4 or more tenants:** is allowed an additional freestanding identification sign of 0.25 sf for each linear ft of total primary structure frontage, up to 100 sf maximum.
Freestanding	AC zone - 30 ft with a 10-ft setback from public right-of-way BP zone – 5 ft GC zone - 5 ft (1) LC zone – 5 ft (1) MP zone - 5 ft SC zone – 5 ft (1)	
Projecting, or Wall	At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang.	
Suspended	Below eave/canopy; at least 8 ft above a walking surface	
Temporary/Portable	See Sections 106.38.070.A and 106.38.070.I	
Window	See Section 106.38.070.L	
Second Floor Signs		
Awning, Projecting, Wall	At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang.	12 sf for each tenant. 1 directory sign not to exceed 12 sf is also allowed to identify upper floor occupants.
Window	See Section 106.38.070.K	

Notes:
(1) Sign height may be increased by one foot for each foot the setback of the sign is increased, to a maximum sign height of 25 ft.

D. ~~Freestanding signs~~ Signage within Sunrise Boulevard/Greenback Lane Special Sign District. Within the area identified in Figure 3-49, ~~freestanding~~ signs shall comply with the following requirements, instead of those in Subsection C.

1. Allowable sign types and sign area. ~~Only monument signs are allowed with a total sign area of one square foot per foot of public street frontage with a maximum area of 100 square feet.~~

a. Monument signs are allowed with a total sign area of one square foot per foot of public street frontage with a maximum area of 100 square feet; and

b. Wall signage is allowed with a total of one square foot for each linear foot of primary building frontage in the BP zone; 2 square feet for each linear foot of primary building frontage elsewhere. Buildings whose primary frontage is 300 feet or greater from the public right-of-way shall be allowed three square feet of wall signage for each linear foot of primary frontage.

2. Setback requirements. Monument signs shall be set back as follows:

a. Two feet adjoining any property zoned for any commercial or industrial zone; and

b. 10 feet adjoining any property in a residential, recreation, or open space zone.

3. Height limits. A monument sign shall not exceed a maximum height of 10 feet, and may be increased one foot for each foot of increased sign setback, to a maximum height of 12 feet.

4. Landscaping. Two feet of landscaping is required in every direction from the exterior portions of any part of the monument sign.

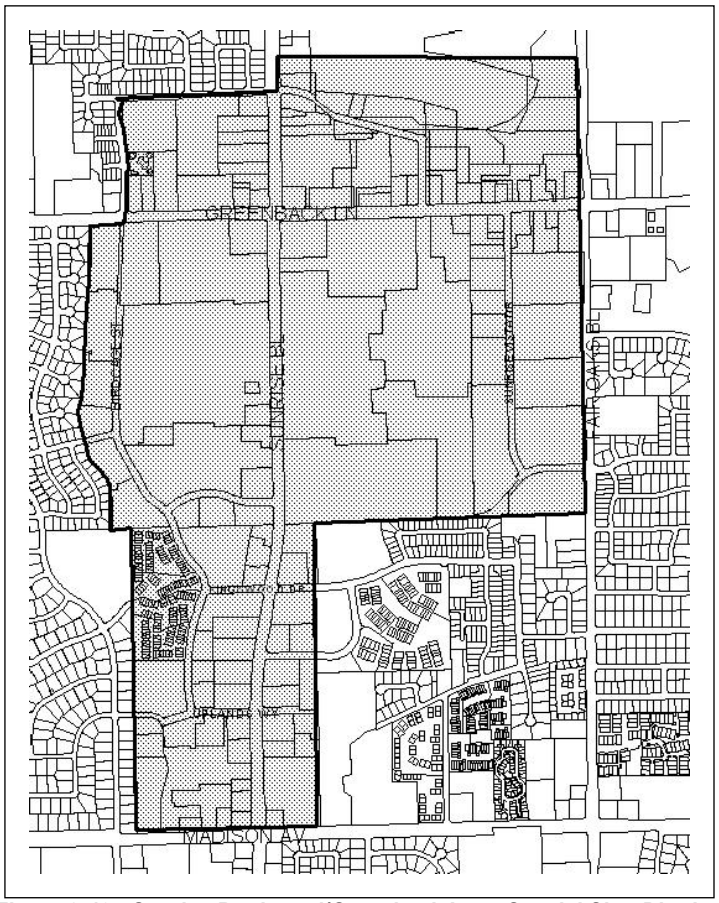


Figure 3-49 - Sunrise Boulevard/Greenback Lane Special Sign District

CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING
January 22, 2020

Prepared by: Eric Singer, Assistant Planner

REQUEST

The project is a request for an Exception to Sign Regulations Permit to allow for the installation of a new monument sign within an existing shopping center.

Applicant: Capital City Signs, Inc.
Rich Sampognaro
4807 Auburn Blvd
Sacramento, CA 95841

Property Owner: Michael Black
19520 Bainter Way
Los Gatos, CA 95030

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

1. Adopt Resolution 20-__ finding that the project is Categorically Exempt from CEQA per Section 15311 of the California Environmental Quality Act (Accessory Structures) and approving the Exception to Sign Regulations permit to allow for the installation of a new monument sign within an existing shopping center and approval of proposed master sign program, based on the findings and conditions of approval contained in the staff report.

BACKGROUND

The project setting is summarized in the following table below:

Project Name:	Citrus Grove Monument Sign
Location:	8477-8537 Auburn Blvd, west side of Auburn Boulevard in Citrus Grove shopping center. See Vicinity Map – Attachment 1
Assessor Parcel Number:	204-0610-023-0000
File Numbers:	EX-19-02
Parcel Size:	13.14 acres for entire Citrus Grove center
REACH Neighborhood:	The site borders Neighborhood Association #6 Sunrise Ranch and is located within Neighborhood 2– Rusch Park.

ZONING AND LAND USES

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE
On-Site	SPA	General Commercial	California Burger
North	City of Roseville	City of Roseville	Jack in the Box
South	SPA	General Commercial	Smart & Final
West	SPA	General Commercial	Big Lots
East	SPA	General Commercial	Parking Lot

The project site is the rebranded Citrus Grove shopping center, with tenants including Big Lots!, Gold's Gym, Smart & Final, California Burger, and the future location of Studio Movie Grill. The site is located on the southwest corner of Auburn Boulevard and Whyte Avenue, adjacent to the Citrus Heights/Roseville border (see Vicinity Map – Attachment #1).

In 2018, a staff level Design Review Permit Modification allowed for the redevelopment of the former K-Mart located on site. The permit allowed for the Big Lots! and Studio Movie Grill as well as two additional tenant spaces. Big Lots! opened in July 2019, and Studio Movie Grill is currently under construction.

Exception To Sign Regulations Process

In 2011, the city amended the Zoning Code to allow for additional creativity and flexibility in signage design through a discretionary process. This Exception to Sign Regulations Permit process allows for certain deviations to the sign code to allow signage that would otherwise be prohibited by the Zoning Code. The City Council approved the process in January 2012. The Exception to Sign Regulations process is found within Section 106.62.080 of the Zoning Code (See Attachment 4).

The intent and purpose is a key component of the process. The Staff Report for the Zoning Code amendment that created the process included the following summary of the process intent:

- *The process is intended to result in signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development.*
- *Similarly, it is important for the review authority to understand that while flexibility is important, it may not be appropriate in every situation. Understanding what is not intended by the ordinance amendment is equally as important:*
    - *It is not the intent of this amendment to allow an exception to sign regulations for conventional signage that does not promote good design.*
    - *It is not the intent to allow larger, taller, brighter, more prominent signs simply because the business believes it is necessary.*
    - *It is also not the intent to create "precedent" by approving an exception to sign regulations. Each individual application should be considered on its own merits and based on the unique conditions impacting the design. For example, if one application is granted approval for a reduced setback due to a unique design or site restriction, it does not mean that all future applications should expect the same exceptions to be applicable.*

The Planning Commission ultimately has the discretion to make a determination if the project complies with the Exception to Sign Regulations Ordinance.

Existing Conditions

The project is located on the southwest corner of Auburn Boulevard and Whyte Avenue. The shopping center is served by six driveways, two on Whyte Avenue and four on Auburn Boulevard. There are currently two existing non-conforming signs at the Citrus Grove shopping center, located along Auburn Boulevard (Figure 1).

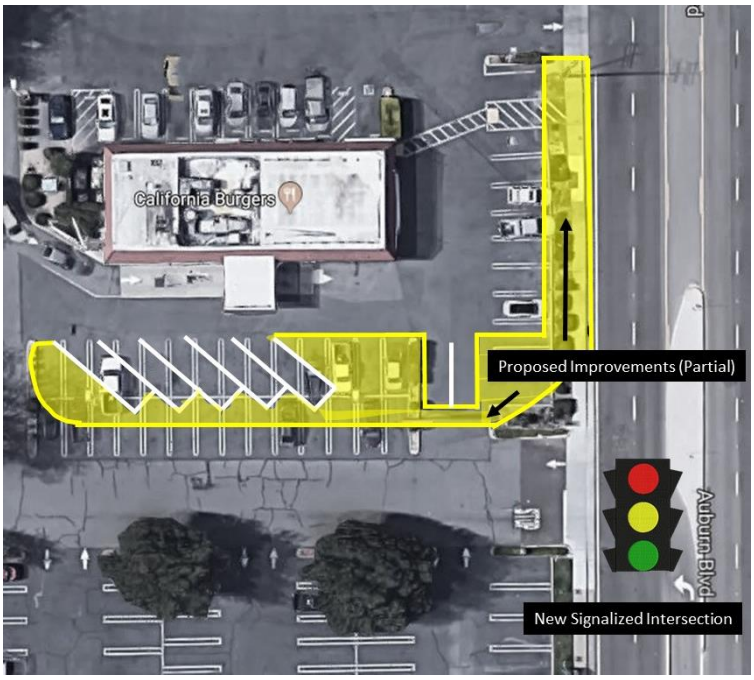
Figure 1: Existing Freestanding Signs



Auburn Boulevard Roadway Improvements

As part of the proposed roadway improvements for the Auburn Boulevard Specific Plan, the city plans to install a new traffic signal at the Auburn Boulevard driveway just south of the existing California Burger where the new monument sign is proposed (Figure 2). Additionally, the sidewalks along Auburn Boulevard will be widened, and the entrance to the center will be modified with new landscaping planters and re-striped to better direct the flow of traffic.

Figure 2: Proposed Auburn Blvd Improvements



Project Description

The applicant has requested the approval of an Exception to Sign Regulations Permit to allow for the installation of an approximately 30' tall monument sign within the existing Citrus Grove shopping center. The project will result in the removal of the two existing non-conforming signs.

Figure 3: Project Location

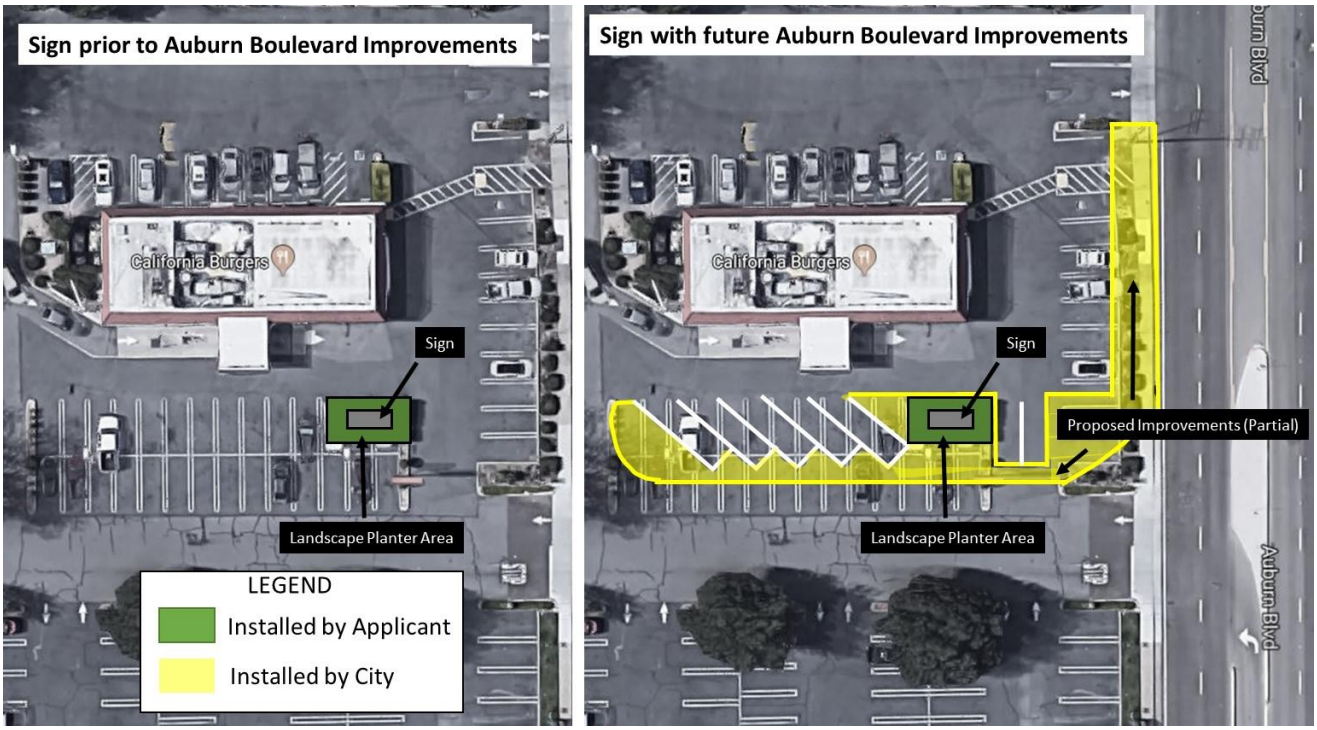


Monument Sign

The proposed sign is 29'6" tall by 20'4" wide and features an internally illuminated halo-lit "Citrus Grove" at the top with internally illuminated cabinet signs for eleven (11) businesses down each face (See Figure 5). Five (5) of the cabinet signs are 9'2" wide by 2'2" tall, and six (6) are 4'6" wide by 2'2" tall. The sign also features a plasma cut laser panel border along the top and side with a citrus theme, as well as faux vegetation panels down the middle and a powder-coated wood grain planter box at the base (Attachment 5).

The proposed sign will be set back from the street approximately 50' (see Figure 3), perpendicular to Auburn Boulevard. It will be replacing the existing California Burgers sign and Smart and Final Sign (Figure 2). The location of the proposed sign was selected due its visibility at the entrance to the center, proximity to the proposed traffic signal, as well as allowing for future planned frontage improvements along Auburn Boulevard as illustrated in Figure 4. As part of the project, the existing monument sign for California Burgers and Smart and Final will be removed.

Figure 4: Relationship to Proposed Roadway Improvements



Master Sign Program

The applicant has provided their proposed Master Sign Program for the Citrus Grove shopping center (see Attachment #3). The program includes information on general requirements, prohibited signs, design guidelines, and required approvals, as well as which tenants in the center are allowed signage on the new directory.

Figure 5: Proposed Monument Sign



EXCEPTION TO SIGN REGULATIONS PERMIT ANALYSIS

The Auburn Boulevard Specific Plan dictates that the maximum size of any freestanding size along Auburn Boulevard is based on total building square footage for the entire site. In this case, the total allowed square footage for a site of this size would be 40 square feet. The total square footage of the signage on the proposed monument sign is approximately 605 square feet. Thus, the applicant is requesting the Exception to Sign Regulations.

Staff finds that despite the increase in size, the new sign would achieve a number of goals for both the center and the city, including:

- The 40 square foot maximum outlined in the Auburn Boulevard Specific Plan assumes redevelopment of a site and/or buildings that are located closer to the street. In this case, redevelopment of the Citrus Grove shopping center is not substantially changing the overall footprint of any of its tenants. The primary storefronts are oriented away from or set back at least 100' from Auburn Boulevard, thus a larger than normal sign is beneficial to the center.
- By consolidating the allowed freestanding signage for each tenant, the proposed sign will eliminate two freestanding signs in the center and anchor them in one central and highly visible location.
- The new sign will provide a sense of place to the center, tying into the city's agricultural heritage as well as providing a vibrant display to those entering and exiting the city along Auburn Boulevard. It also ties into the proposed architecture of the new Studio Movie Grill currently under construction.
- The new sign serves as a branding opportunity as an important gateway to the city, incorporating the citrus name into the sign and center brand.

Section 106.62.080 establishes a procedure for Exception to Sign Regulation Permits. This code provision requires that findings be made by the Planning Commission in order to recommend approval for an Exception to Sign Regulations Permit. The required findings for the Exception to Sign Regulations Permit are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

The design quality of the signage has a positive visual impact on the surrounding area, is a unique design exhibiting a high degree of creativity and thoughtfulness, and provides a strong graphic character through the creative use of color, graphics, proportion, materials, scale and texture.

The monument sign exhibits a high degree of creativity and thoughtfulness in overall design, color, and use of graphics. The design incorporates vibrant colors that add excitement to the center. The size and placement of the sign is proportional to the existing and incoming businesses and adds an overall positive visual impact to the shopping center. The sign is oriented towards the entrance of the site, helping create a memorable experience and sense of place within the center.

The signage enhances the architectural elements of the related buildings, is placed in a logical location in relation to the building façade, and is constructed of superior quality materials.

The monument sign reflects the name of the shopping center and city by incorporating the citrus theme into its border. It also acts as a welcoming visual and a gateway into Citrus Heights, directly corresponding to the goals outlined in the Auburn Boulevard Specific Plan. The sign is constructed of superior quality materials that will add visual interest to the entrance of the center.

Additionally, the applicant worked extensively with the Engineering Division to ensure that the location of the sign is conducive to sightlines needed for ingress/egress from the center, as well as allowing for future planned frontage improvements as part of the Auburn Boulevard Specific Plan.

As illustrated in Figure 4, the sign location will allow for an interim installation that will not impact circulation of the center. In addition, the proposed location is within a landscape planter which will be installed as part of the Auburn Boulevard improvements and traffic signal installation by the city at a later date.

The signage is located and designed so as not to cause light and glare impacts on surrounding uses; and

The sign has internally illuminated cabinet signs and internally illuminated halo lit lettering, and is conditioned to meet the Zoning Code requirements for maximum allowable levels of illumination. All light sources are required to be screened so the light source is not visible.

The signage meets the intent and purpose of the Exception to Sign Regulations chapter: The purpose is to create signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development. The Exception to Sign Regulations is intended to create signage that promotes a sense of place within a development and the larger community. The Exception to Sign Regulations is not intended to be an avenue to simply apply less restrictive sign regulations to conventionally designed and constructed signage.

Staff finds the monument sign is consistent with the purpose of the Ordinance and it will be an attractive addition to the Citrus Grove shopping center. By consolidating the signage for all tenants within the center, the proposed sign will cut down on excessive signage for each building and create a more cohesive sense of identity within the development. The sign will also provide a welcoming entry symbol for the city, fulfilling a key goal in the Auburn Boulevard Specific Plan.

Conclusion

Based upon the analysis above, staff believes that findings can be made to approve an Exception to Sign Regulations permit to allow for the installation of a new monument sign in the existing Citrus Grove shopping center. Staff recommends that the Planning Commission approve the Exception to Sign Regulations for the sign subject to the findings and conditions of approval contained within this staff report.

GENERAL PLAN CONFORMANCE

The subject site has a General Plan designation of General Commercial on the General Plan Land Use Map. The proposed project is in conformance with the General Plan designation in that this designation provides for a variety of service uses and other compatible uses.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review based upon CEQA section 15311 for accessory structures.

PUBLIC OUTREACH

Property owners within 300 feet of the project site were mailed a meeting notice as required. In addition, the nearby Rusch Park Neighborhood Association (NA #2) was notified of the project.

No written comments have been received at the time this staff report was produced.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

1) Adopt Resolution 20-__ finding that the project is Categorically Exempt from CEQA per Section 15311 of the California Environmental Quality Act (Accessory Structures) and approving the Exception to Sign Regulations permit to allow for the installation of a new monument sign within an existing shopping center and approval of proposed master sign program, based on the findings and conditions of approval contained in the staff report.

FINDINGS FOR APPROVAL – EXCEPTION TO SIGN REGULATIONS (FILE # EX-19-02)

- *The proposed project introduces a Master Sign Plan for the Citrus Grove shopping center;*
- *The design quality of the signage has a positive visual impact on the surrounding area, is a unique design exhibiting a high degree of creativity and thoughtfulness, and provides a strong graphic character through the creative use of color, graphics, proportion, materials, scale and texture;*
- *The signage enhances the architectural elements of the related buildings, is placed in a logical location in relation to the building façade, and is constructed of superior quality materials;*
- *The signage is located and designed so as not to cause light and glare impacts on surrounding uses; and*
- *The signage meets the intent and purpose of the Exception to Sign Regulations chapter.*

CONDITIONS OF APPROVAL – EXCEPTION TO SIGN REGULATIONS (FILE # EX-19-02)

1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; and Uniform Fire Code.
2) The Exception to Sign Regulations approval is valid for two years. The Exception to Sign Regulations Permit will expire on January 22, 2022 unless the permit is effectuated or a time extension has been granted. [Planning]
3) The development approved by this action is described herein as the installation of a new tenant directory monument sign within an existing shopping center as shown in Attachment #3. Minor modifications to the project may be approved by Planning Division staff, provided such changes are consistent with the overall project as approved herein. Major modifications will require Planning Commission approval. [Planning]
4) Any plans submitted to the Building Division for review and approval shall indicate any revisions/alterations as approved by the Planning Commission. [Planning]
5) The proposed master sign program shall be in conformance with both the Citrus Heights Zoning Code Section 106.38 (Signs) and the Auburn Boulevard Specific Plan. Prior to issuance of the Building Permit, applicant shall submit to the Planning Division a revised copy of the master sign program that states under Section C1 – General Sign Requirements:
    (1) Tenants are allowed signage in accordance with the City of Citrus Heights Sign Ordinance *and the Auburn Boulevard Specific Plan*. [Planning]
6) All lighting on and around the monument sign shall comply with the provisions of Section 106.35 of the Citrus Heights Zoning Code. The lighting shall not direct light skyward and should minimize light pollution and glare – non shielded flood lights are strictly prohibited.

All lighting details shall be provided with the building permit application. All strip lighting or LED band lighting shall be screened and the light source shall not be directly visible. [Planning]

7) Prior to final of the building permit, the applicant shall remove the existing monument signs in the location of the proposed monument sign to the satisfaction of the Engineering and Building Divisions. [Planning]

8) All electrical service to the proposed sign shall be underground. All existing overhead lines serving the existing signs shall be removed. [Planning]

9) Prior to issuance of the Building Permit, the Building Permit plans shall reflect a protective curb and landscaped barrier for the proposed sign. The curb shall be a minimum of 3' away from the proposed sign. The plans are subject to review and approval by the Planning Division and General Services Department to ensure the interim improvements are consistent with the Boulevard Plan improvements. The applicant shall submit a landscape and irrigation plan along with the building permit, subject to Planning Division approval. [Planning]

10) To ensure the proper appearance of the faux vegetation panels, the applicant shall maintain, repair, and/or replace any panels that fade, discolor, or are damaged over time. [Planning]

11) Applicant 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer 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 Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

Attachments:

1) Vicinity Map
2) Planning Commission Resolution 20-__
3) Proposed Master Sign Program for Citrus Grove
4) Exception to Sign Regulations Ordinance
5) Full Plan Set



North

Attachment 1

Citrus Grove Shopping Center
Sign Exception
8537 Auburn Blvd

EX-19-02

ATTACHMENT 2

RESOLUTION NO. 2020-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15311 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (ACCESSORY STRUCTURES), APPROVING AN EXCEPTION TO SIGN REGULATIONS PERMIT FOR THE CITRUS GROVE SIGN PROJECT

WHEREAS, Capital City Signs, Inc. submitted an application for approval of:

- An Exception to Sign Regulations Permit to allow for the installation of a new monument sign within an existing shopping center and approval of a new master sign program.

WHEREAS, the Planning Commission held a public hearing on January 22, 2020, wherein public testimony was taken;

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights Planning Commission hereby finds as follows:

- The project is Categorically Exempt from CEQA per Section 15311 of the California Environmental Quality Act (Accessory Structures);

- The design quality of the signage has a positive visual impact on the surrounding area, is a unique design exhibiting a high degree of creativity and thoughtfulness, and provide a strong graphic character through the creative use of color, graphics, proportion, materials, scale and texture;

- The signage enhances the architectural elements of the related buildings, is placed in a logical location in relation to the building façade, and is constructed of superior quality materials;

- The signage is located and designed so as not to cause light and glare impacts on surrounding uses; and

- The signage meets the intent and purpose of the Exception to Sign Regulations chapter: The purpose is to create signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development. The Exception to Sign Regulations is intended to create signage that promotes a sense of place within a development and the larger community. The Exception to Sign Regulations is not intended to be an avenue to simply apply less restrictive sign regulations to conventionally designed and constructed signage.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California this 22nd day of January 2020, by the following roll call vote:

Commission Members:

AYES:
NOES:
ABSENT:
ABSTAIN:

Attested: **Approved:**

_____ _____

Karen Ramsay, Planning Commission Secretary **Michael Lagomarsino, Chairperson**

PLANNED SIGN PROGRAM

FOR

CITRUS GROVE

8477 - 8537 Auburn Blvd

CITRUS HEIGHTS, CALIFORNIA

Contact

Matt Franich Enterprises
404 Paseo Del Mar
Palos Verds Estates, CA
90274-1217

October13, 2019

Prepared By
Capital City Signs, Inc.
916-348-9378

SIGN PROGRAM
FOR
CITRUS GROVE
CITRUS HEIGHTS, CALIFORNIA

A. PURPOSE AND INTENT

This sign criteria has been established to eliminate excessive and confusing sign displays and to preserve and enhance the appearance of the Shopping Center. Flexibility of design is encouraged but at the same time overall visual harmony is maintained.
The design of all signs, including style and placement of lettering, size, color, materials and methods of illumination, shall be subject to approval of the Landlord and the City of Citrus Heights . Any sign non-conforming or unapproved will be brought into conformance at the expense of the Tenant.

B. GENERAL CRITERIA

1. Prior to fabrication of any sign in the center, the Tenant shall submit to the Landlord for the following: Detailed drawings indicating the location, size, layout, design, materials, and color of the proposed sign(s), including all lettering and graphics, and an elevation of the entire facade of the tenant space showing the signage in place. This approval must be obtained prior to submittal to the City of Citrus Heights.

2. Prior to installation and fabrication of any sign, all county approvals and permits for signs and their installation shall be obtained by the Tenant or his representative, at his sole expense, after receiving landlord's written approval.

3. Each Tenant shall be responsible for the fulfillment of all requirements of these criteria and of government agencies with jurisdiction and approved specifications.

4. All design, installation and other work required herein shall be performed by Tenant at Tenant's sole cost and expense.

5. All work to be done by qualified, licensed, and insured contractors. Each tenant shall be responsible for and repair any damage to any surface caused by the signage or its' installation.

6. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

C. PROHIBITED SIGNS

1. Temporary signs, window signs, "A" frame signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise previously approved by Landlord and the City Citrus Heights City prior to installation.

2. No animated, flashing, audible, off-premise, or vehicle signs are allowed.

3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers are allowed.

CI. GENERAL SIGN REQUIREMENTS

1. Tenants are allowed signage in accordance with the City of Citrus Heights Sign Ordinance.

2. Signs shall be composed of individual or script lettering and may not exceed 2/3rds of the height of the area to which the sign is attached. Depth of letters shall be 5 inches for face lit, 3" for halo lit, illuminated with LED lighting, with no exposed cross overs or raceways.

3. All lettering shall be individual Channel letters with 3/16 Acrylic faces and 3/4" trim cap or Halo-lit reverse pan channel letters, fabricated from aluminum with clear lexan letter backs and 3" returns.
   Face-lit Channel letters are acceptable only with interior LED illumination, acrylic letter faces and 5" aluminum returns.

4. Anchors and pad buildings are allowed individual illuminated halo and face lit letters and logos. Depth of all letters shall not exceed 5". No exposed raceways or crossovers. Acrylic face color and trim cap color to be approved by landlord.

5. All individual letters to be installed 1½"" away from fascia to allow halo lit illumination. Face-lit letters to be installed ½" away from building fascia to allow for proper drainage. Trim Cap color to be approved by landlord.

6. The lettering style shall be the choice of the Tenant with approval of the Landlord.

7. Graphic/decorative element or lettering may be used in addition to the lettering described above only upon prior approval of the landlord.

8. In no case shall the wording of signs describe prices, or any type of advertising except as part of the occupant's trade name, or as otherwise approved by Landlord in writing.

9. Logos will be permitted on an individual basis. Size, color, layout per landlord approval and subject to maximum letter height per Section B, Part 1 of this criteria.

10. Sign maker's labels will be permitted on the exposed surface of signs only when required by the county building department. All signs must be UL approved and bear the UL label.

11. Creativity is encouraged regarding style, size, position, length and other design characteristics, but final approval shall be subject to Landlord's sole discretion. Alternative signs to those described above may be permitted if the quality of the design and construction is acceptable to Landlord. Examples of acceptable alternative signage includes: signs incorporating three dimensional sculptural or decorative elements. Indirectly or exterior illuminated individual letters are not acceptable.

E. INSTALLATION AND USAGE

1. No signs shall be permitted on canopy roofs or building roof.

2. All signs are required to be mounted with a raceway concealed behind the store fascia (see Exhibit A).

3. Signs shall be vertically centered on tenant's frontage and horizontally on fascia, unless building architecture warrants otherwise, subject to landlord approval.

4. No sign or any portion thereof may project above the building.

5. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.

6. No offsite signage shall be allowed.

7. Flashing, moving or audible signs will not be permitted.

8. All attachments, conduit, conductors, transformers and other equipment shall be concealed.

9. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Landlord's house panel for uniform control hours of illumination unless otherwise directed by Landlord.

10. All sign fastenings, bolts and clips shall comply with county building regulations.

11. The sign contractor shall be responsible for the fulfillment of all requirements and specifications, completing the installation in a professional workmanlike manner, and cleaning up, patching and painting any surfaces damaged by the installation.

F. SIGN TYPES

1. Type 1 - WALL SIGNS: All signs will be limited to a maximum of 2 Sq Ft per linear frontage of storefront-
   Maximum letter height: 48"
   Maximum overall size (including logos, initial or concluding caps, ascending & descending lettering and stacked copy): 48"
   Maximum length: 70% of frontage
   Maximum Area: *20%* of the building facade up to a maximum of *200* sf
   In-line tenants are allowed 1 sign per elevation.
   End cap tenants are allowed 1 additional sign placed on the side elevation.

4. Type 4 - ROADSIDE TENANT DIRECTORY MONUMENT SIGNAGE

Tenants may qualify for an identification panel on the illuminated roadside monument signage. Sign panels shall be White Lexan panels with High performance vinyl graphics (see Exhibit B.) Monument sign location pursuant to Exhibit C.

G. MISCELLANEOUS

STOREFRONT WINDOW SIGNS (Optional)

One sign per tenant and one additional sign for each additional storefront entrance, to be vinyl letters or gold leaf application on the storefront glass.
Maximum area of sign: 4 sf and Maximum letter height: 6"

HOURS SIGNS

"Hours" sign shall be confined to one sign space no larger than 6" high and 12" wide at each entrance, and shall not contain any sale, special announcement or other temporary information or advertising. Signage must be in White Avant Garde vinyl letters set on glass storefront.

SERVICE DOOR IDENTIFICATION

Each tenant who has a non-customer door for receiving merchandise may apply their name and address centered horizontally on the door at 5' 0" above floor level in 2" high White vinyl Avant Garde letters or as otherwise required by the City Citrus Heights.

H. MAINTENANCE

1. Tenant shall maintain its sign in good working order and repair to include replacement of damaged or burned out neon bulbs at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten days after notification, Landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after the receipt of an invoice setting forth those costs incurred by Landlord.

2. Upon termination or expiration of the Lease, Tenant hereby agrees to remove its sign and repair any holes or damage to the facia at Tenant's sole cost and expense to landlord's satisfaction. This work shall include the cost of repainting the Tenant's entire frontage if during sign removal and fascia repair the tenant is unable to exactly match the original paint color.

I. APPROVALS

You must obtain Landlords approval by submitting a copy as outlined in Section B of this criteria to the Landlord or owner of the prospective property

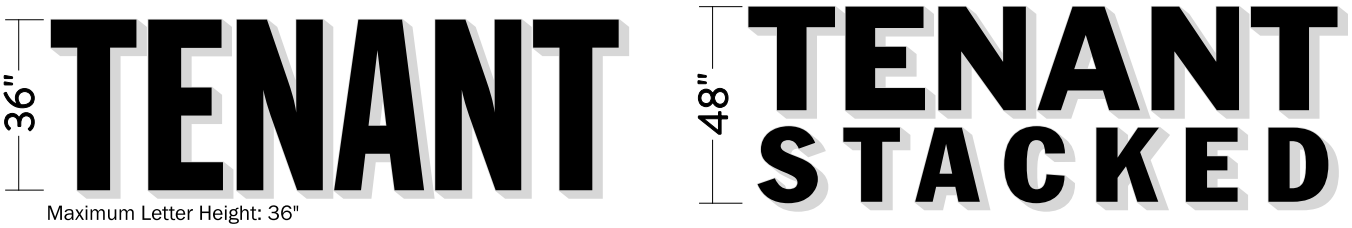
Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to Tenant by Landlord. This letter must be presented to the Citrus Heights City to obtain the Tenant's sign permit.

Prior to the manufacturing of any sign, the Tenant shall obtain a sign permit from the City Citrus Heights.

EXHIBIT A

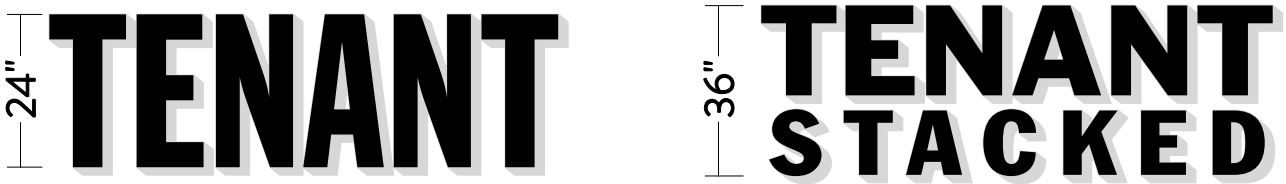
STOREFRONT SIGNAGE DETAILS

TENANT OVER 5000 SQ FT

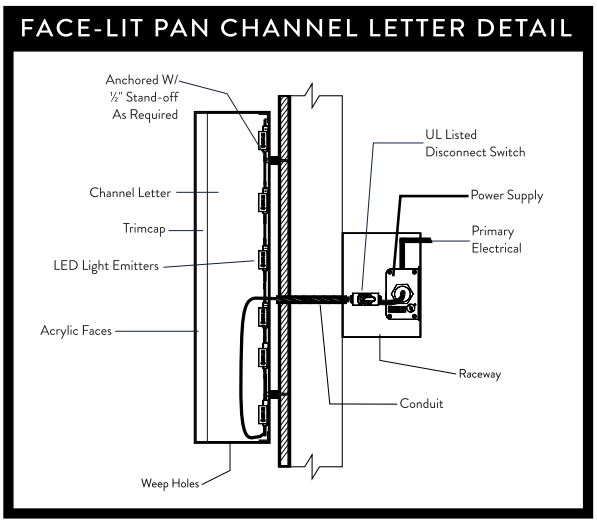


Maximum Letter Height: 36"
Maximum Overall Size: 48"
Maximum Length: 70% of Frontage
Maximum Area: 200 sq ft

TENANT UNDER 5000 SQ FT



Maximum Letter Height: 24"
Maximum Overall Size: 36"
Maximum Length: 70% of Frontage
Maximum Area: 200 sq ft



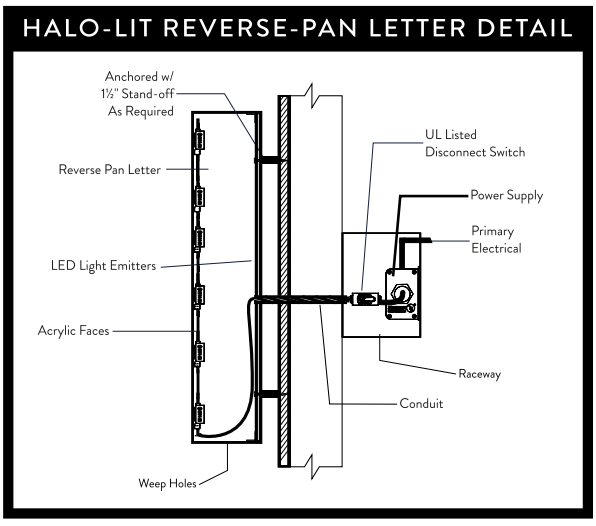


EXHIBIT B

PROPOSED MULTI-TENANT SIGNAGE

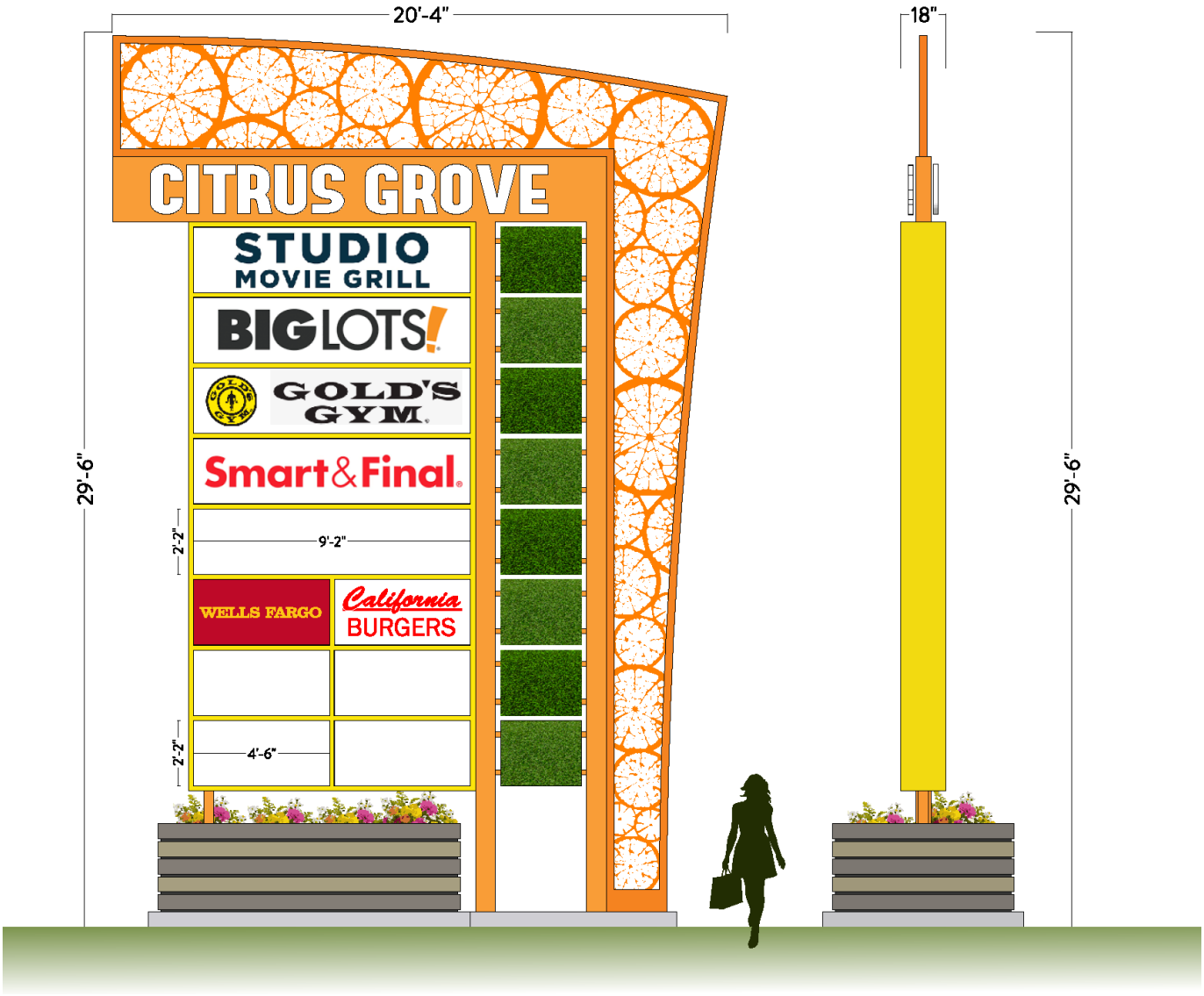


EXHIBIT C


A 204-0610-051-0000
B 204-0610-047-0000
C 204-0610-050-0000
D 204-0610-019-0000
E 204-0610-020-0000
F 204-0610-021-0000
G 204-0610-022-0000
H 204-0610-023-0000
MONUMENT
WHYTE AVENUE
INTERSTATE
AUBURN BOULEVRAD
SHOP B
ANCHOR TENANT B
SHOP A
ANCHOR TENANT A
CALIFORNIA BURGER
3 SMALL SHOPS
GOLD'S GYM
SMART & FINAL
WELLS FARGO
99' 9"
48' 10"
41' 8"
159' 2"
69' 1"
73' 0"
151' 6"

106.62.080 - Exception to Sign Regulations

A. Purpose. The review authority shall have the authority to grant an exception to the provisions of Section 106.38 pertaining to height, location, sign area, shape, projection, clearance of sign, sign type, and number of signs for non-residential projects.

The purpose is to create signage that is innovative, inspiring, creative, and appropriate for the unique design parameters of the impacted development. The Exception to Sign Regulations is intended to create signage that promotes a sense of place within a development and the larger community. The Exception to Sign Regulations is not intended to be an avenue to simply apply less restrictive sign regulations to conventionally designed and constructed signage.

B. Applicability. A sign exception may be granted to waive or modify the requirement of this Zoning Code with regard to signs when the Exception to the Sign Requirements will serve a special purpose that cannot be accomplished by the use of signs or standards allowed by the Zoning Code. Examples of such special purposes include prominent projects or unique proposals that create a sense of place within a project and within the community.

C. Findings for Approval. The review authority may approve an Exception to Sign Regulations, with or without conditions, only after determining the proposed sign meets all of the following criteria.

1. **Master Sign Plan.** The development shall be included as part of a Master Sign Plan approved by the review authority. The Master Sign Plan or modification of an existing Master Sign Plan shall be approved by the review authority concurrently with the Exception to Sign Regulations.

2. **Design Quality.** The sign shall:
   - **a.** Have a positive visual impact on the surrounding area.
   - **b.** Be of unique design and exhibit a high degree of creativity and thoughtfulness.
   - **c.** Provide strong graphic character through creative use of any of the following: color, graphics, proportion, quality materials, scale, and texture.

3. **Architectural Criteria.** The sign shall:
   - **a.** Utilize or enhance the architectural elements of the related buildings.
   - **b.** Be placed in a logical location in relation to the building's façade and not cover any key architectural features and details of the façade.
   - **c.** Be constructed of superior quality materials.

4. **Impacts on Surrounding Uses.** The sign shall be located and designed so as not to cause light and glare impacts on surrounding uses.

5. **Special Purpose.** The Sign meets the intent of the purpose of this chapter.

D. Conditions of approval. The review authority may require any reasonable conditions of approval to ensure that the project will comply with the criteria required by Subsection C above.

E. Post approval procedures. The procedures and requirements in Chapter 106.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 7 (Zoning Code Administration), shall apply following the decision on an application for a Exception to Sign Regulations.

F. Application filing and processing. An application shall be filed in compliance with Chapter 106.60 (Permit Application Filing and Processing). It is the responsibility of the applicant to provide evidence in support of the findings, as required in Subsection C above.

CITRUS GROVE

site identity and signage

04/18/2019

8477-8537 Auburn Boulevard
Citrus Heights, CA

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date:	april 18, 2019
project #:	PA2019_0009
scale:	nts
drawn by:	Bosko

CITRUS GROVE

site identity and signage

LARGE PANELS
1- SMART & FINAL
2- GOLD'S GYM
3- STUDIO MOVIE GRILL
4- BIG LOTS
SMALL PANELS
1- CALIFORNIA BURGER
2- MIKE BLACK 1
3- MIKE BLACK 2
4- MIKE BLACK 3 ?
5- WELLS FARGO
6- RED MOUNTAIN 1
7- RED MOUNTAIN 2
8- RED MOUNTAIN 3 ?
9- RED MOUNTAIN 4 ?
.
NOT IN ANY PARTICULAR ORDER AT THIS TIME.



pylon sign render

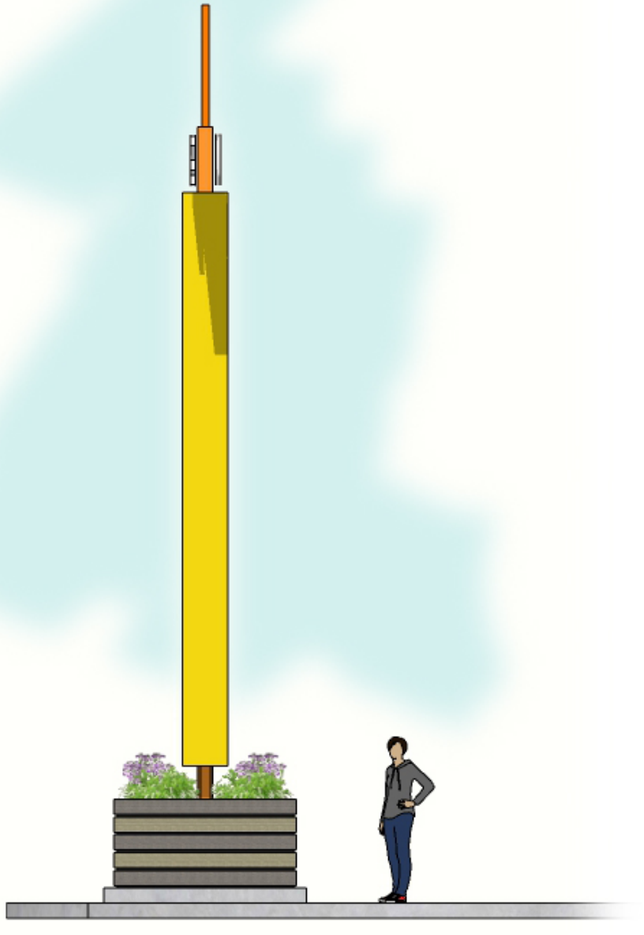
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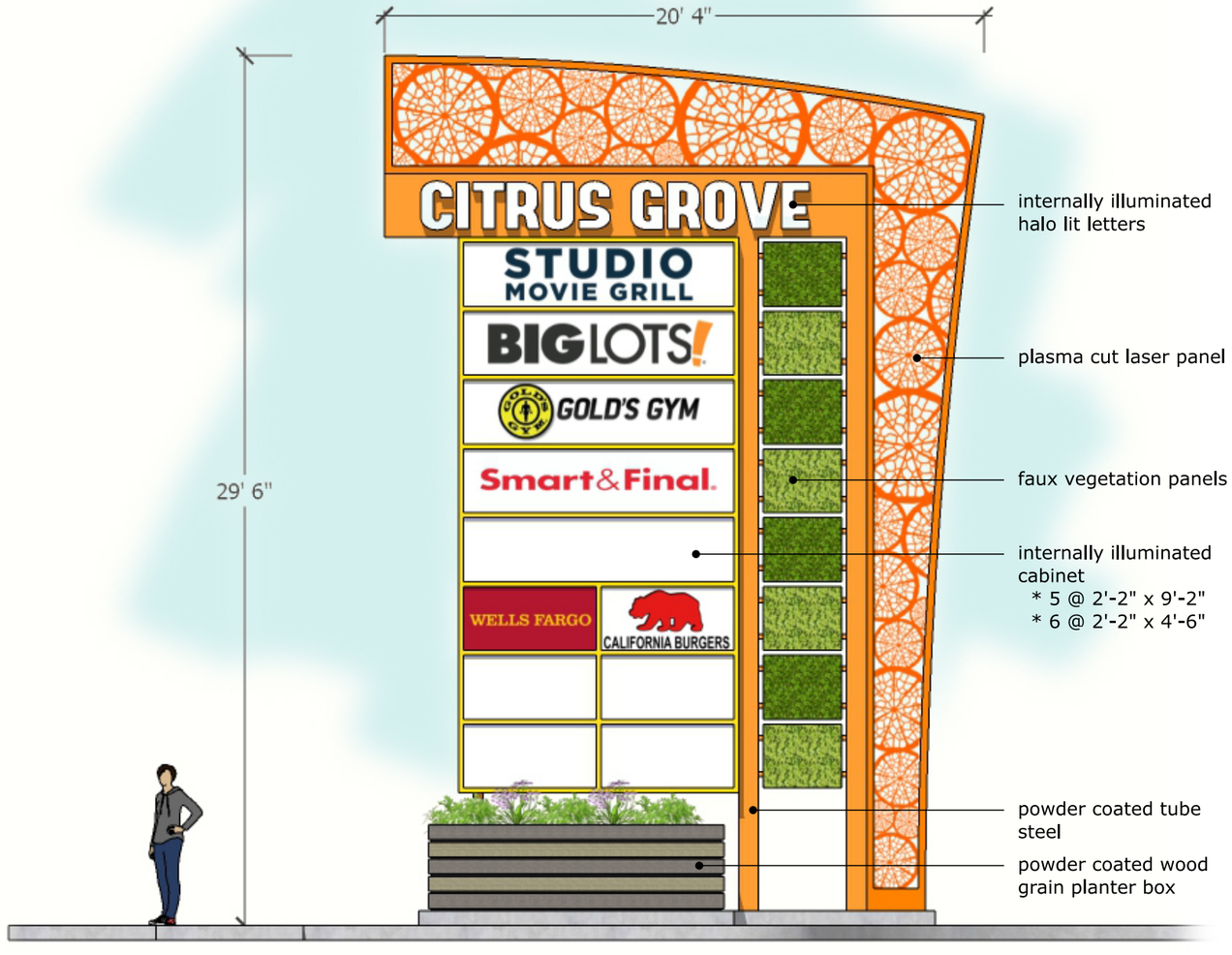
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date:	april 18, 2019
project #:	PAz019_0009
scale:	nts
drawn by:	Bosko

CITRUS GROVE

site identity and signage





* estimated size - contingent on input from sign mfg. company and fabrication logistics

elevations

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CITRUS GROVE

site identity and signage



perspective

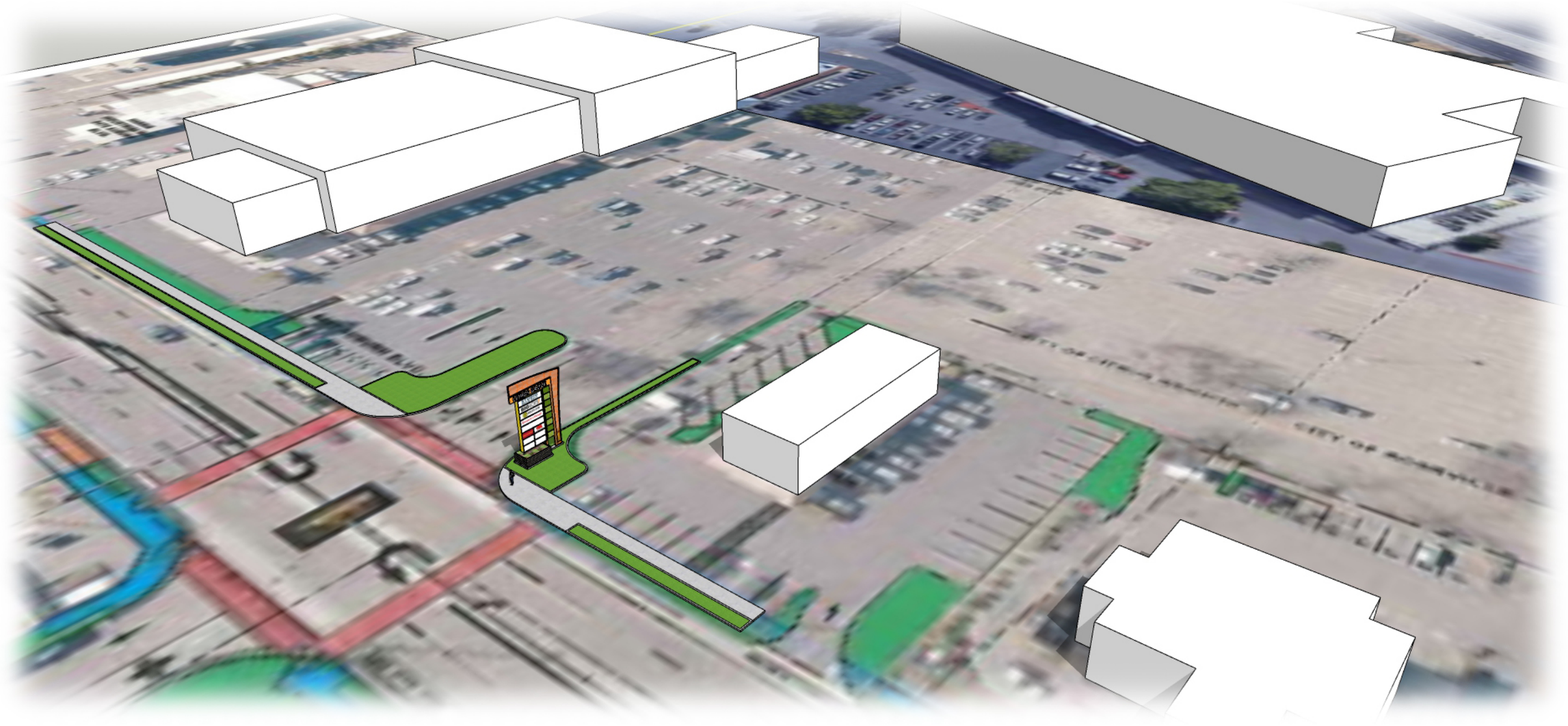
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date:	april 18, 2019
project #:	PAz019_0009
scale:	n.t.s
drawn by:	Bosko

CITRUS GROVE

site identity and signage



aerial POV

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CITRUS GROVE

site identity and signage



aerial POV

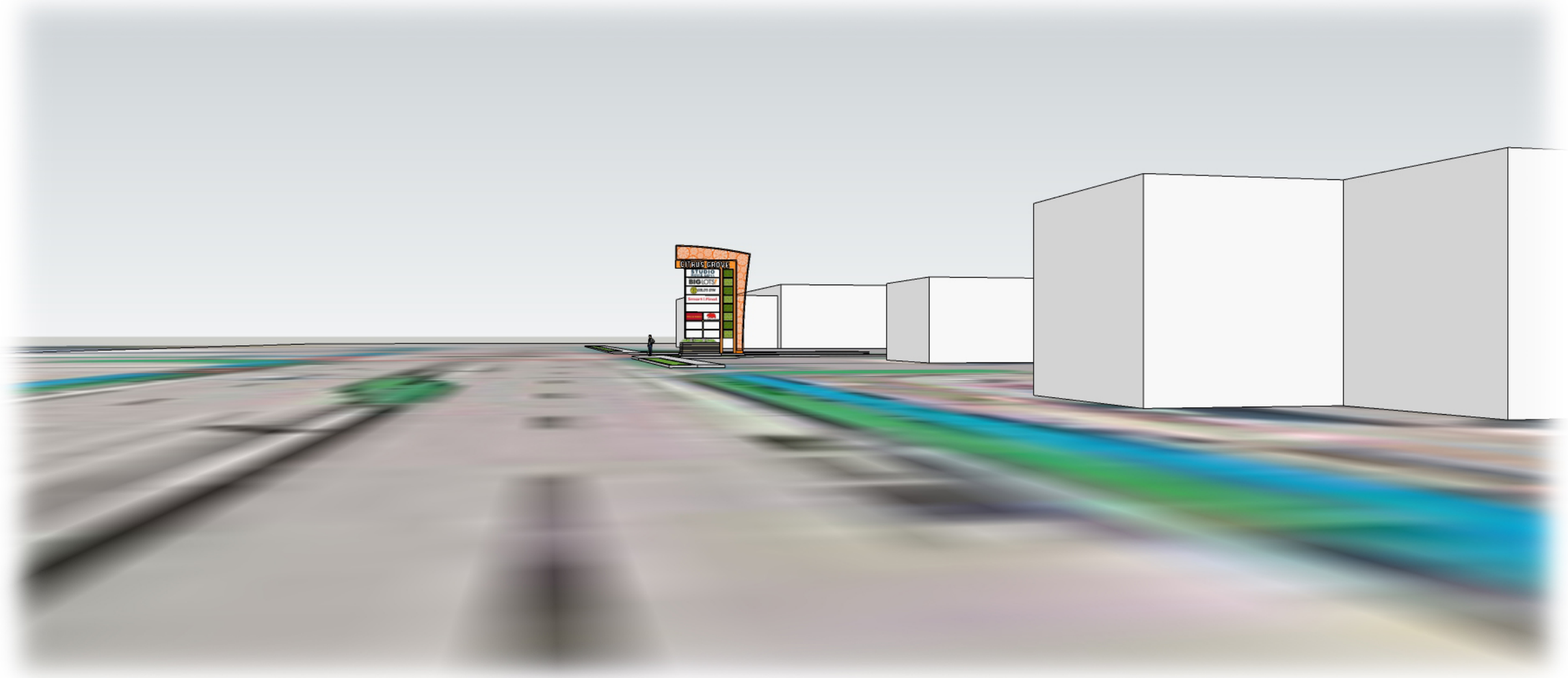
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scale:	nts
drawn by:	Bosko

CITRUS GROVE

site identity and signage



south bound - auburn blvd.

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scale:	nts
drawn by:	Bosko

CITRUS GROVE

site identity and signage



north bound - auburn blvd.

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CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING
January 22, 2020

Prepared by: Casey Kempenaar, Planning Manager

REQUEST

The applicant requests approval of a Design Review Permit to modify the design of the previously approved Patio Homes and Traditional Single Family Homes within the proposed Mitchell Farms development. The proposal modifies the design of the homes and introduces additional elevation and color options for the previously approved development.

Applicant/Property Owner: David Judy
KB Homes
3005 Douglas Blvd. Ste 250
Roseville, CA 95661

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Adopt Resolution 20-___ finding that previously adopted Mitchell Farms EIR is the appropriate environmental document for this project and no further review is required and approving the Design Review Permit Modification subject to the findings and conditions of approval in the Staff Report.

BACKGROUND

The subject site is a 55-acre property located north of Arcadia Drive, west of Sunrise Boulevard, and east of Fair Oaks Boulevard. The site was formerly home to the Sunrise Golf Course and Fun Center.

The project, known as Mitchell Farms was reviewed by the Planning Commission in July 2018 and approved by the City Council in August 2018, after an extensive review process. This approval included a General Plan Amendment, Rezone, Design Review Permit, Tentative Subdivision Map, Tree Permit, and Environmental Impact Report for the project. The project approvals allowed for construction of 260 homes, a passive park/trail system, and affiliated improvements for the subdivision.

In late 2019, the project was sold from Watt Communities to KB Homes. The sale agreement requires that Watt Communities deliver finished pads and all associated infrastructure to KB Homes. KB Homes will be the home builder for the project. Watt Communities is currently under way with the approved grading and infrastructure for the project.

The previously approved Design Review Permit included approval of building design for the three housing product types – Paseo Homes, Patio Homes, and Traditional Homes (Attachment 3). In late 2019, the applicant received approval (staff level) for minor changes to the proposed elevations for the Paseo Homes.

The project setting is summarized in the following table below:

Project Name:	Mitchell Farms Design Review Permit Modification
Location:	7925 Arcadia Drive
File Numbers:	DRP-19-12
Parcel Size:	55 acres
REACH Neighborhood:	The site is within the Sunrise Oaks Neighborhood Association (#9)

ZONING AND LAND USES

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE
On-Site	SPA-Mitchell Farms	Medium Density Residential/Open Space	Under Construction, proposed Mitchell Farms
North	RD-30, RD-10 and RD-5	HDR Medium Density Residential (MDR) Public	Multi-family SMUD substation
South	SC	GC	Commercial uses
East	RD-10 (County) LC (County)	Low Density Residential (County)	Cluster homes (County) Vacant (County)
West	SC	GC	Commercial uses

DESIGN REVIEW PERMIT 19-12

Design Review Permit– Description of Request

The applicant is requesting revised designs of the proposed Patio homes and Traditional homes for the previously approved Mitchell Farms development. The revised design alters the footprints, elevations, colors, materials and roof lines of these proposed product types. The purpose of the proposed changes is to provide additional variety for the proposed homes as well as respond to changing market demands for homes.

As shown below and provided as Attachment 4 (Traditional Single Family) and Attachment 5 (Patio Homes) the proposed changes are of comparable quality to the previously approved designs for this project. The proposed changes to the homes maintain similar architectural character including quality materials, articulation, and community integration.

The 2018 approved plans include three house plans for the patio product and two house plans for the traditional product. In addition, the 2018 approval included four color schemes per plan for a total of eight different color scheme/plan possibilities. A minimum of 20-percent of the traditional product home are required to be single story.

In order to increase the variety of housing and to improve the variation between plan types, the applicant is proposing three plans with three different elevation options per plan. In addition each elevation type has four potential color schemes resulting in 36 visually distinct design options. The color and materials board for the proposed homes will be provided at the Planning Commission meeting.

In addition, while the 2018 approval of patio homes included only two-story options available, the proposed change includes a single story option for the patio product. As a result the proposed changes creates more variety and home options within the proposed development.

Figure 1- 2018 Approved Traditional Elevations



Figure 2- Proposed Traditional Elevations



Figure 3- 2018 Approved Patio Home Elevations (fronting private street)



Figure 4- Proposed Patio Home Elevations (fronting private streets)



Figure 5- 2018 Approved Patio Home Elevations (fronting public street)



Figure 6- Proposed Patio Home Elevations (fronting public street)



Design Review Permit Modification – *Analysis of Request*

The Citrus Heights Zoning Code (Section 106.62.040) requires that the Planning Commission must be able to make 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 is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;***

- ***The project complies with the Zoning Code;***

The General Plan land use designation on the subject property is Medium Density Residential, which provides for medium density residential development. The proposed Design Review Permit does not alter the product type, density, or any other development standard from the previous approval. The proposed design is consistent with the General Plan land use designation of Medium Density Residential, which was changed as part of the 2018 approval process.

The site is located within the Mitchell Farms Special Planning Area (SPA). The SPA designates development standards for the various product types, including parking, setbacks, heights, minimum useable open space and associated standards. No changes are proposed to these standards and the proposed building design for each product type is consistent with the existing SPA standards.

- ***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;***

- ***The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and***

- ***The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping.***

No changes are proposed to the previously approved circulation, landscaping, open space, lighting, or other associated improvements. The Planning Commission and City Council previously determined that these features met these required findings.

The proposed design modifications are of comparable quality to the previously approved building design including elevations, materials, articulation and colors. The proposed changes include additional variety of building facades creating more variety of home and design choices throughout the development. The proposed changes are consistent with the Zoning Code, including the required design guidelines and the Mitchell Farms Special Planning Area.

Design Review Permit – *Conclusion*

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Design Review Permit modification for the proposed patio home and traditional home modifications as conditioned in the staff report.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) was prepared for the project. The Draft EIR was circulated for public review and comment for 45 days, from March 22, 2018 through May 7, 2018. The EIR was adopted by the City Council in August 2018. The proposed changes to the patio home and traditional home building designs do not materially change any conclusions of the previously adopted EIR. As a result no further environmental review is required.

PUBLIC OUTREACH

Property owners within 500-feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Sacramento Bee. In addition, the nearby neighborhood association (NA #9) was notified of the project.

No written comments have been received at the time this staff report was produced.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Adopt Resolution 20-___ finding that previously adopted Mitchell Farms EIR is the appropriate environmental document for this project and no further review is required and approving the Design Review Permit Modification subject to the findings and conditions of approval in the Staff Report.

FINDINGS FOR APPROVAL – DESIGN REVIEW PERMIT

- *The proposed design is consistent with , Municipal Code, and the Zoning Ordinance and the project assists the city in reaching goals outlined in the General Plan;*
- *The project complies with the Zoning Code including setbacks and other development standards;*
- *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 other applicable city design guidelines and policies;*
- *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.*

CONDITIONS OF APPROVAL – DESIGN REVIEW PERMIT

1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, California Building Standards. [Planning]

2) The Design Review Permit modifies the approved architectural design for the Patio Home and Traditional Housing product only. The project is required to comply with all previous conditions of approval as adopted by City Council on August 23, 2018 as part of GPA 16-01; RZ 16-01; TT 16-04; DRP 16-06 & TP 16-40 including the EIR and Mitigation and Monitoring Plan. [Planning]

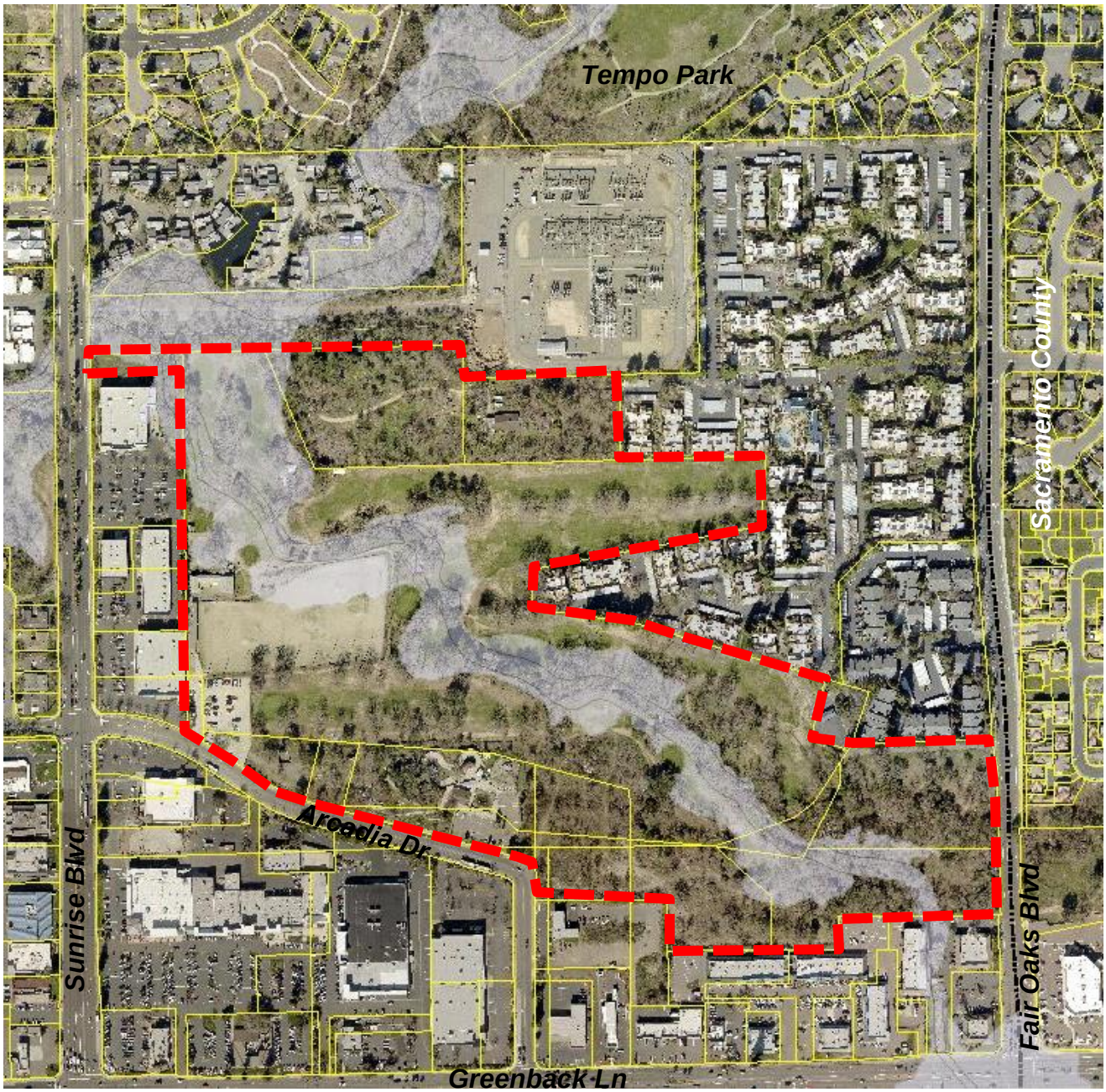
Other Conditions of Approval

3) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Community Development Director provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]

4) Developer 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer 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 Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

Attachments:

1) Vicinity Map
2) Resolution 20- ___
3) 2018 Approved Architectural Package
4) Architectural Package – Traditional Homes
5) Architectural Package – Patio Homes
6) Color and Materials Boards (Available at Meeting)



North

Attachment 1

Mitchell Farms Design Review Permit
7925 Arcadia Drive

DRP 19-12

RESOLUTION NO. 2020-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING A DESIGN REVIEW PERMIT FOR THE MITCHELL FARMS PATIO AND TRADITIONAL HOME PRODUCTS, AND FINDING THAT THE MITCHELL FARMS EIR IS ADEQUATE FOR THE PROPOSED DESIGN REVIEW MODIFICATIONS, AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, ' 21000 et seq.), the City of Citrus Heights certified a Environmental Impact Report ("EIR") for the Mitchell Farms Project (SCH No. 2017062078), adopted CEQA Findings, and adopted a Mitigation Monitoring Program in August 2018;

WHEREAS, the applicant is requesting a Design Review Permit Modification to modify the previously approved building designs for the Patio and Traditional product types;

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the previously adopted EIR, is the appropriate environmental document for this project, the project is consistent with this document, and no further review is required;

WHEREAS, the proposed Design Review Permit is consistent with the General Plan; and

WHEREAS, the proposed project is consistent with the Zoning Code and Mitchell Farms Special Planning Area.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.

2. The conditions giving rise to the need for supplemental environmental review have not arisen based on the proposed Design Review Permit modification.

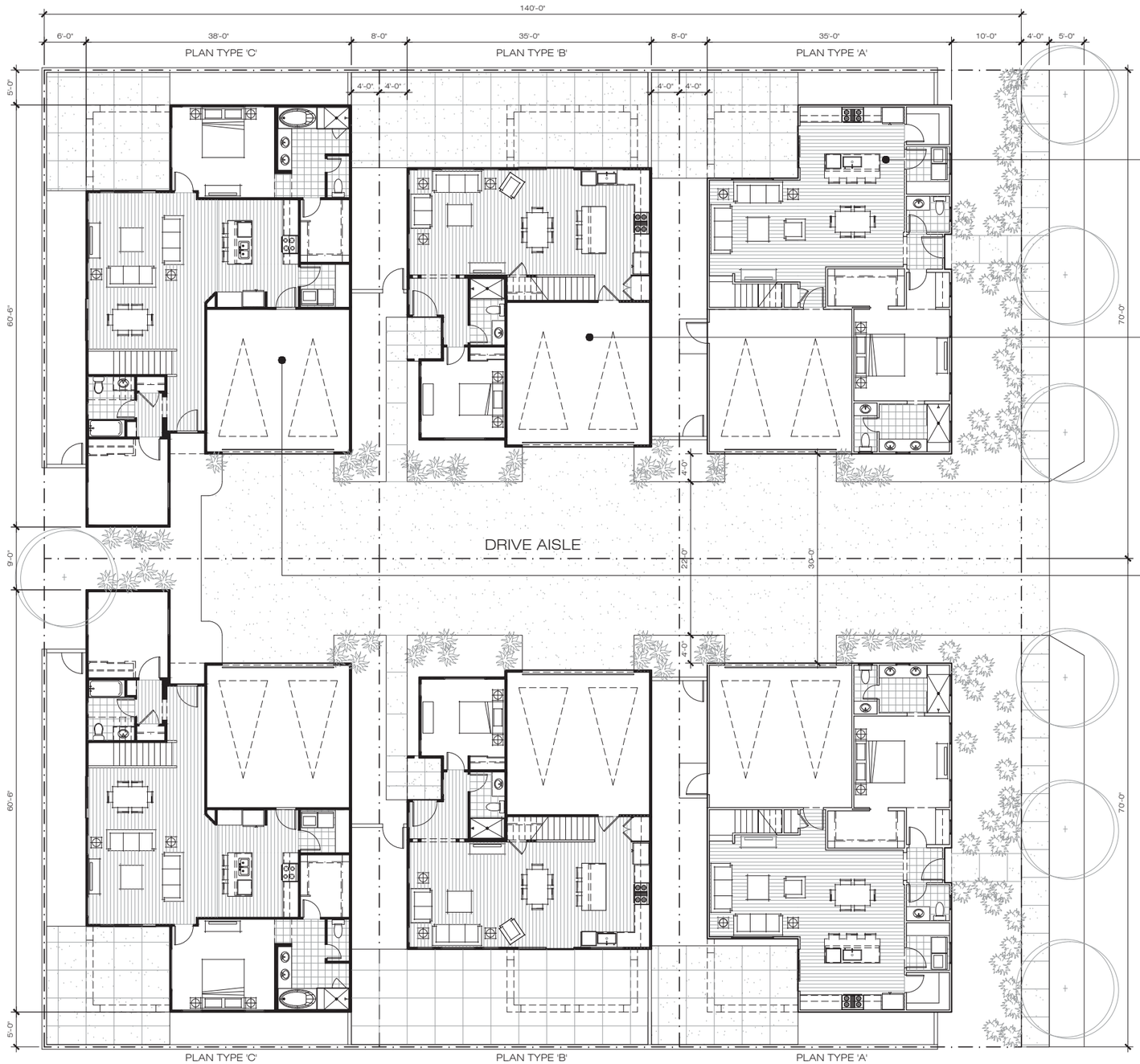
3. The Planning Commission does hereby approve the Design Review Permit modification for the Mitchell Farms Patio home and Traditional building products.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 22nd day of January, 2020 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED	ATTESTED
Michael Lagomarsino, Chairperson	Karen Ramsay, Planning Commission Secretary



PLAN - A

FIRST FLOOR	1,180 SF
SECOND FLOOR	718 SF
TOTAL	1,898 SF
GARAGE	429 SF
LOT SIZE	3,430 SF
LOT COVERAGE	48 %

PLAN - B

FIRST FLOOR	905 SF
SECOND FLOOR	734 SF
TOTAL	1,639 SF
GARAGE	429 SF
LOT SIZE	3,010 SF
LOT COVERAGE	45%

PLAN - C

FIRST FLOOR	1,434 SF
SECOND FLOOR	690 SF
TOTAL	2,124 SF
GARAGE	428 SF
LOT SIZE	3,360 SF
LOT COVERAGE	55 %

PATIO HOMES
TYPICAL PLAN - LEVEL 1

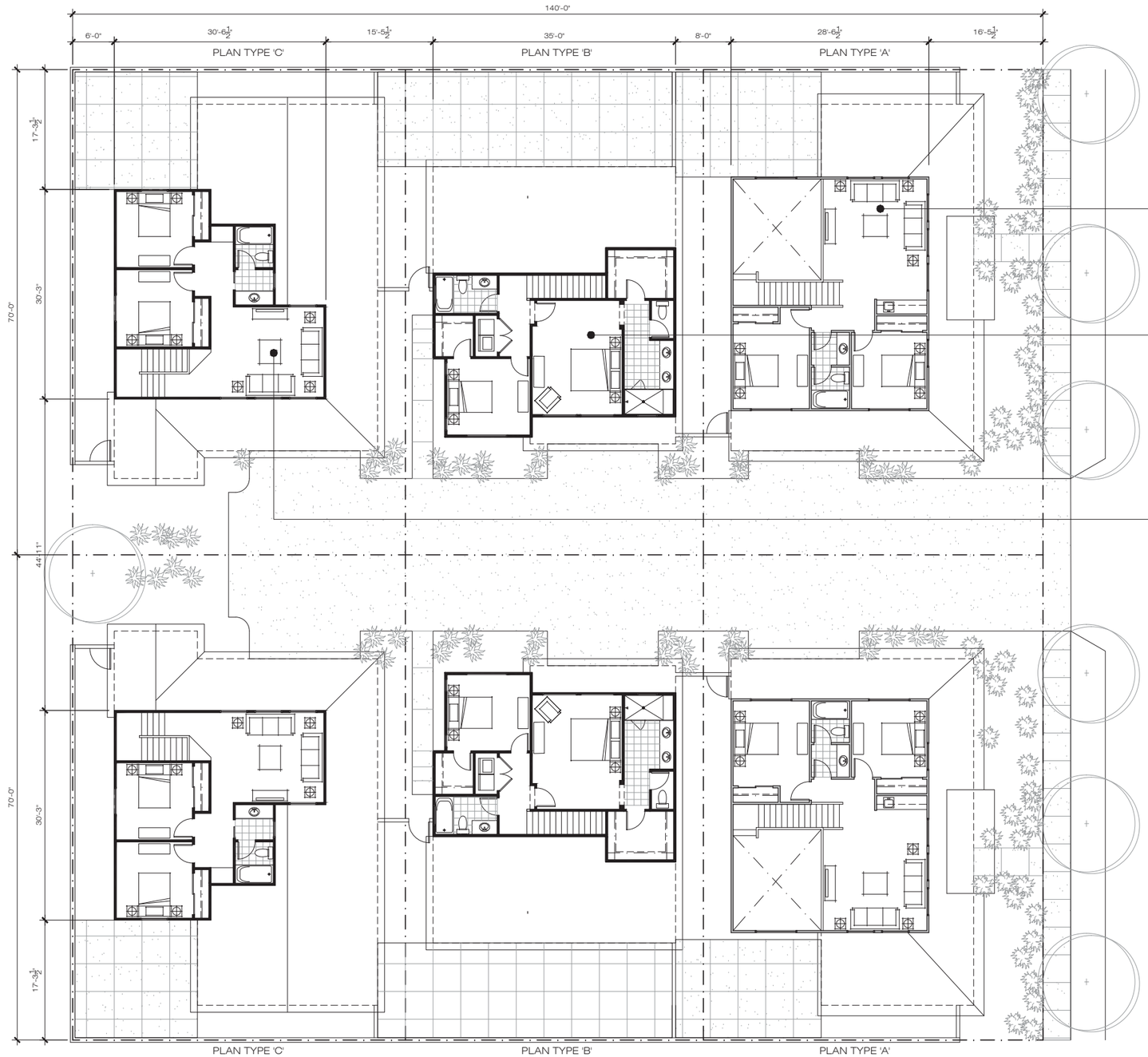
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scale: 1/8" = 1'-0"
0 8 16 24 32

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PLAN - A
SECOND FLOOR 718 SF

PLAN - B
SECOND FLOOR 734 SF

PLAN - C
SECOND FLOOR 690 SF

PATIO HOMES
TYPICAL PLAN - LEVEL 2

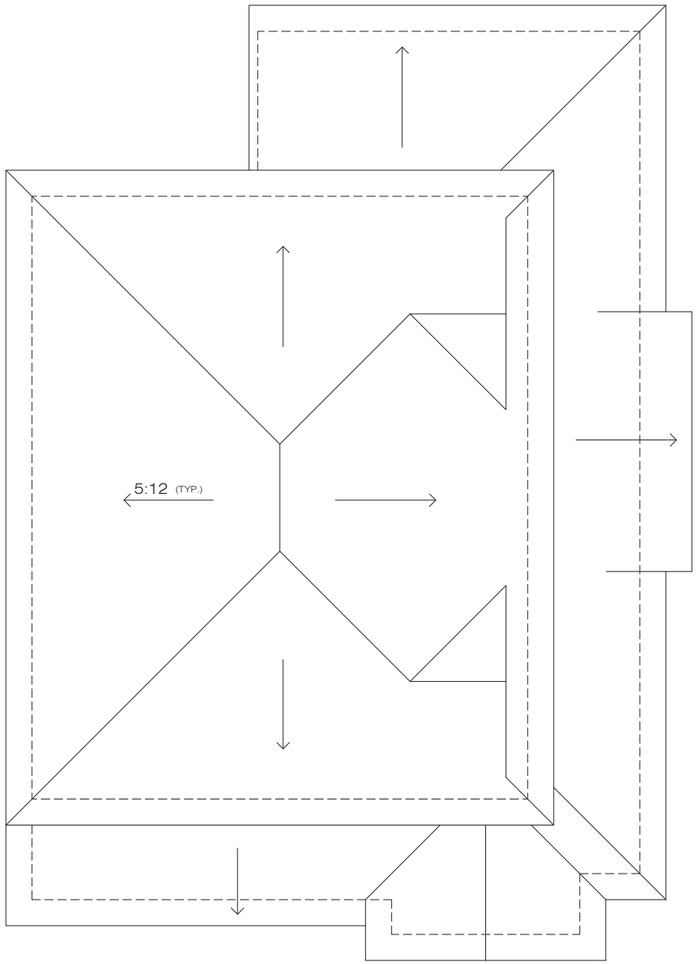
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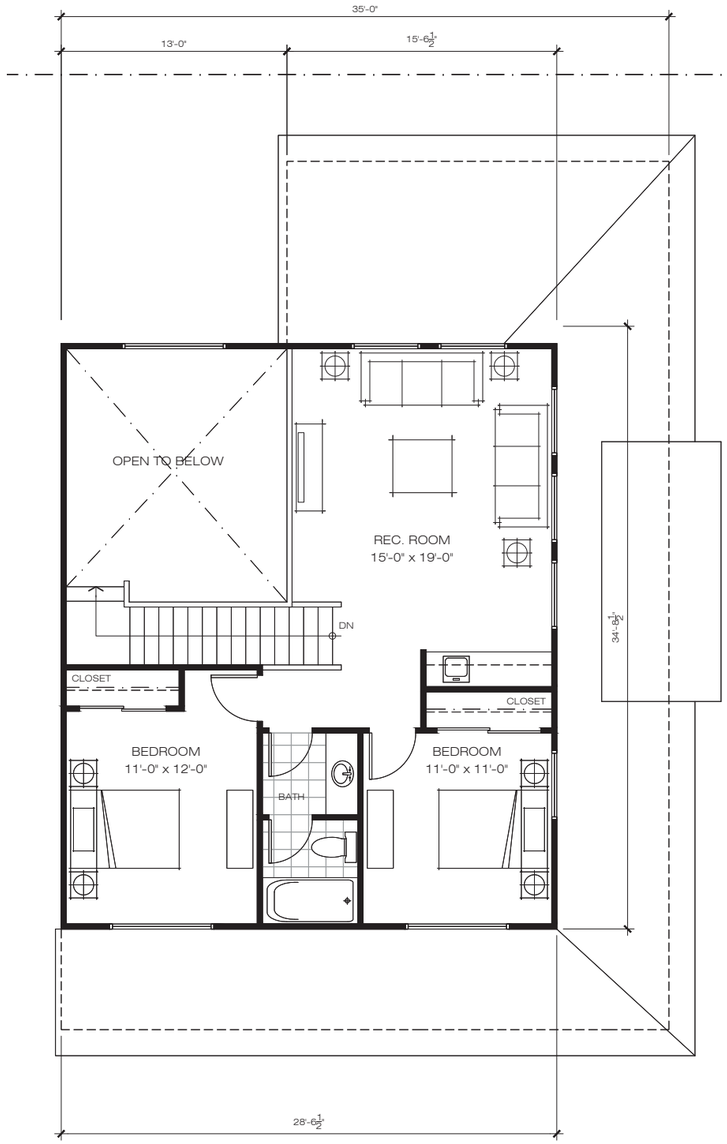
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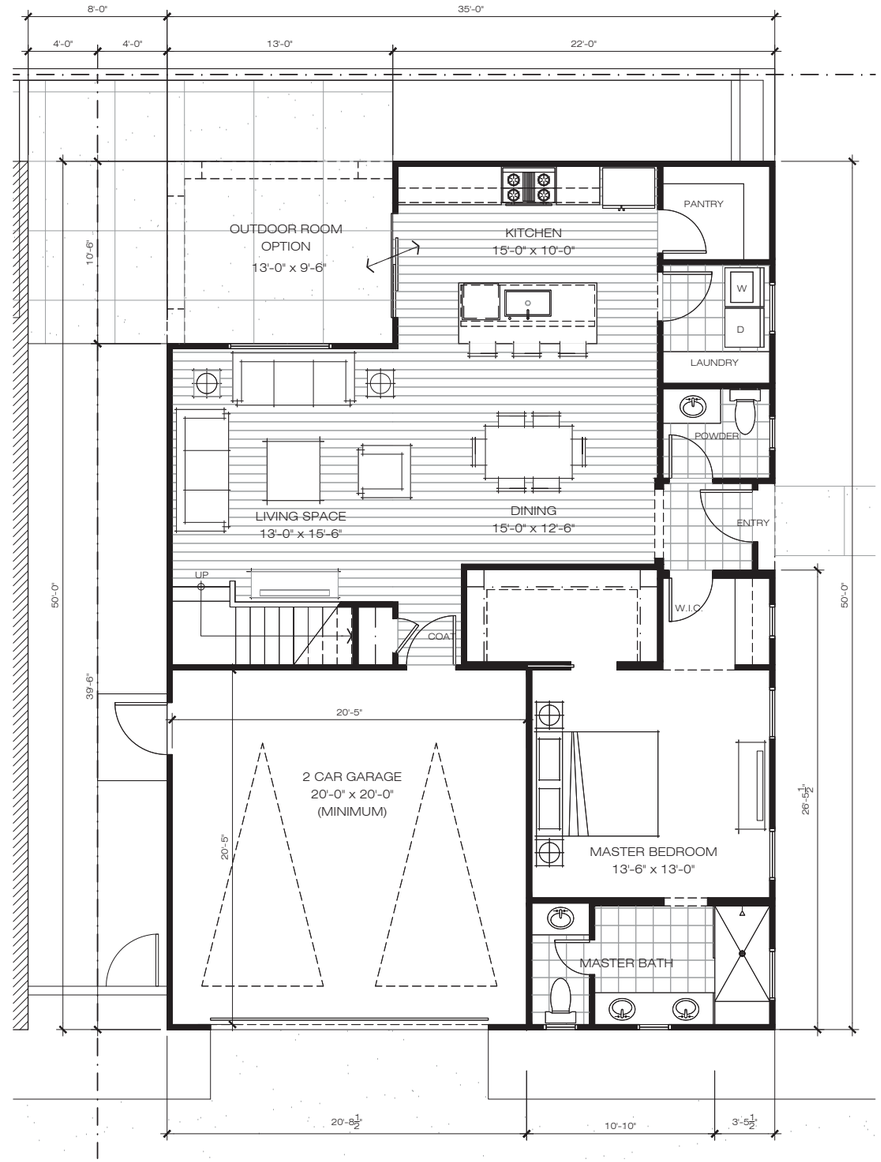
PRINTED ON: December 20, 2017 JOB NO: B6056 A02



ROOF PLAN



SECOND FLOOR - 718 SF



FIRST FLOOR	-1,204 SF
TOTAL	-1,922 SF
GARAGE	- 429 SF
LOT SIZE	-3,430 SF
LOT COVERAGE	- 48 %

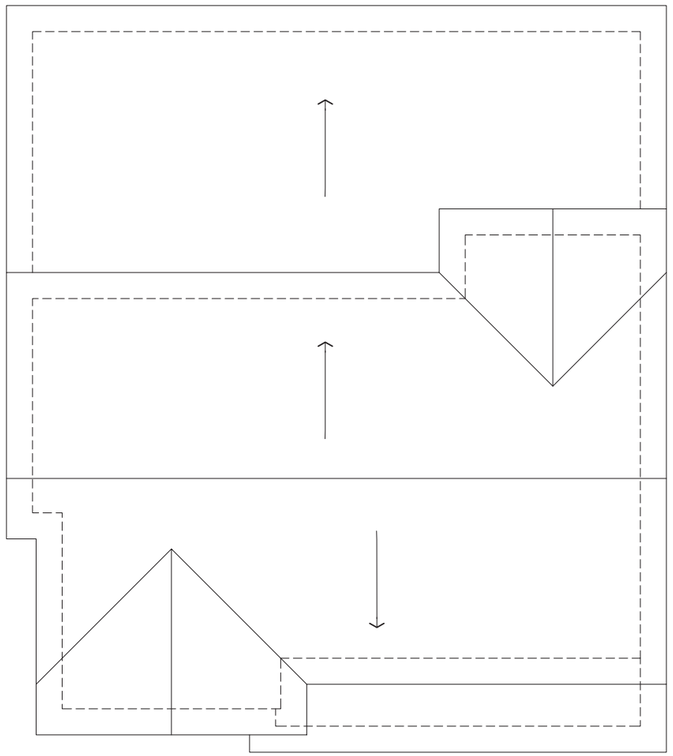
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PATIO HOMES
PLAN TYPE 'A'

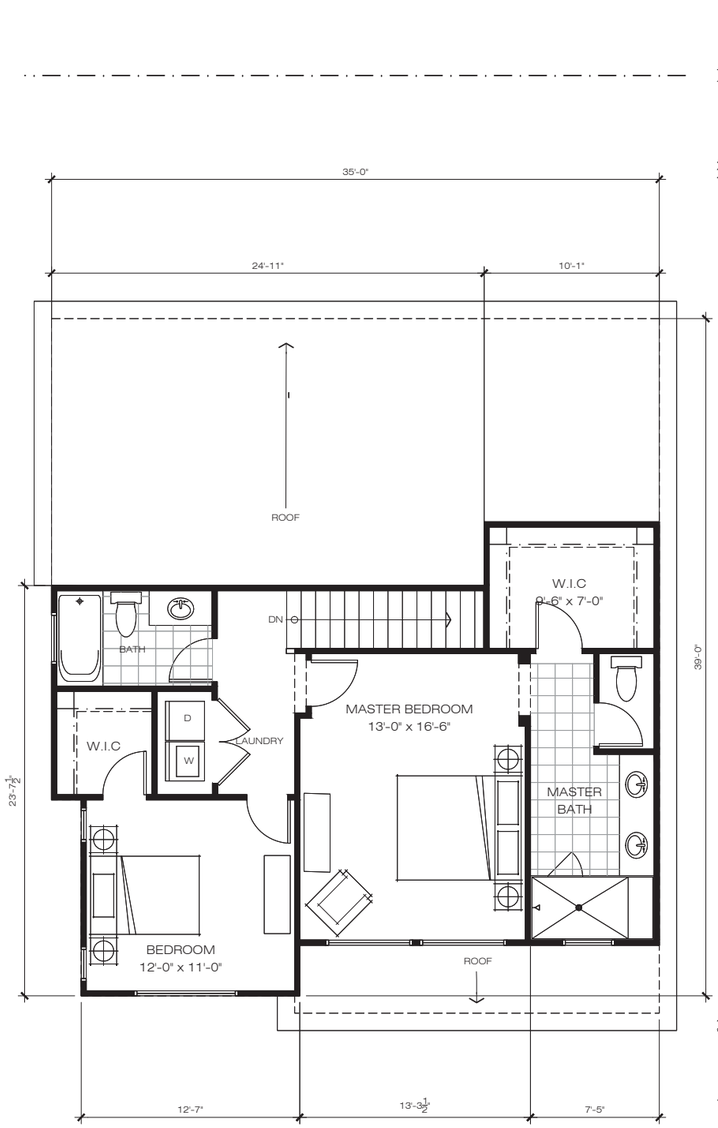
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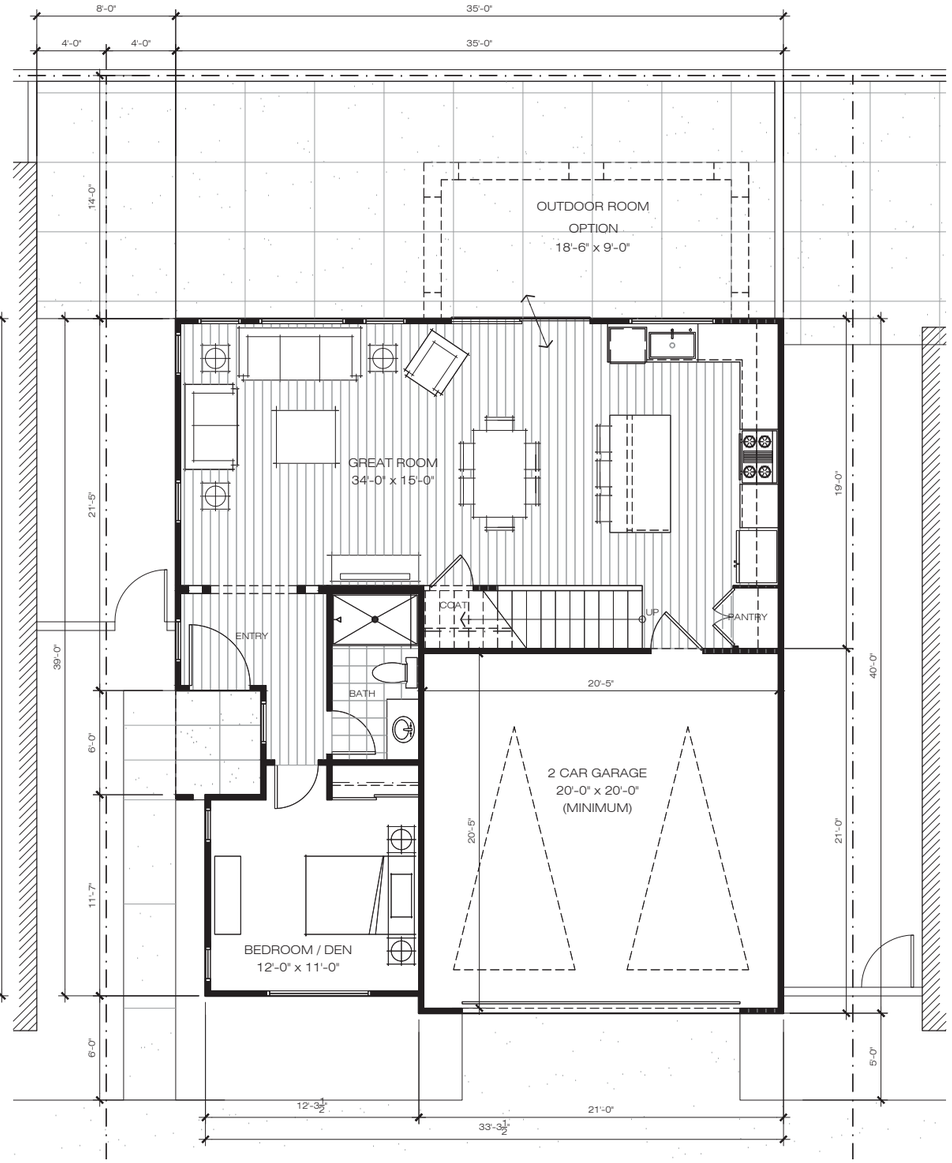
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ROOF PLAN



SECOND FLOOR - 734 SF



FIRST FLOOR	-905 SF
TOTAL	-1,639 SF
GARAGE	- 429 SF
LOT SIZE	-3,010 SF
LOT COVERAGE	- 45%

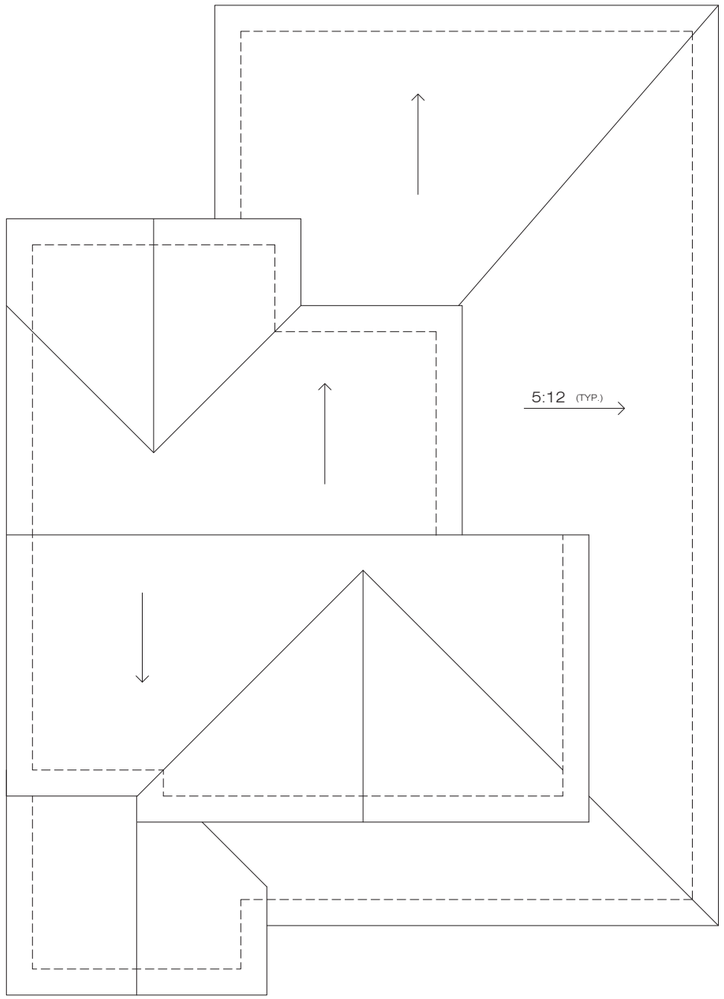
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PATIO HOMES
PLAN TYPE 'B'

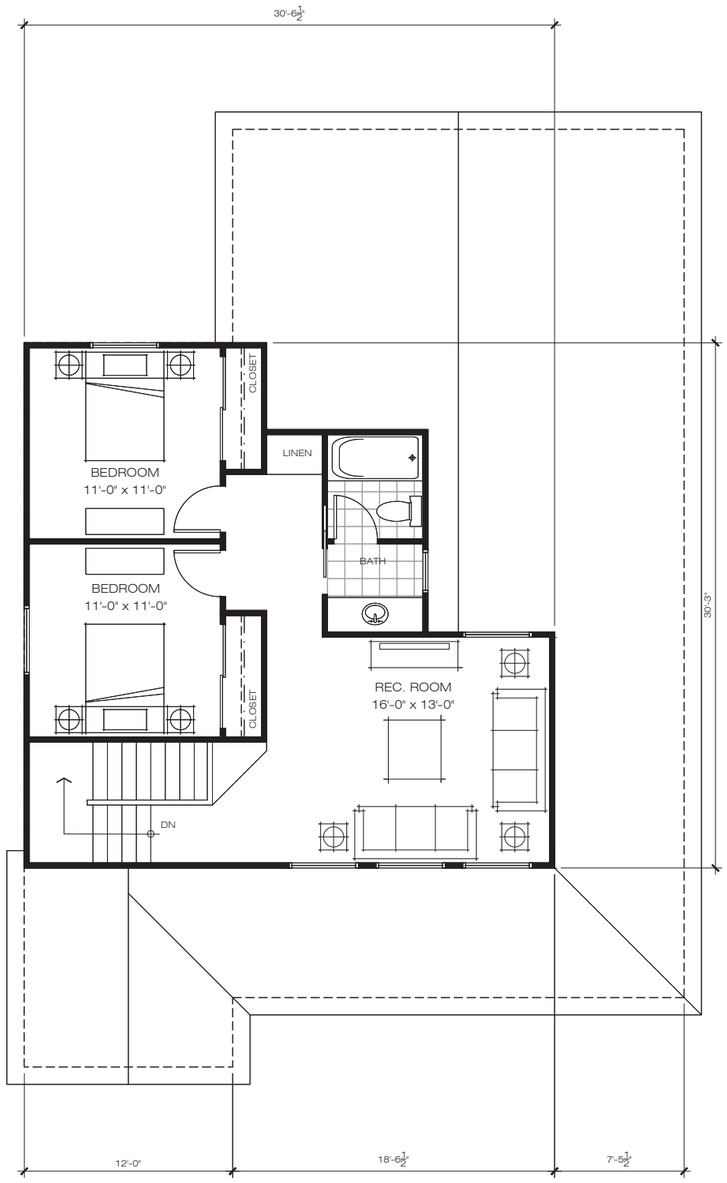
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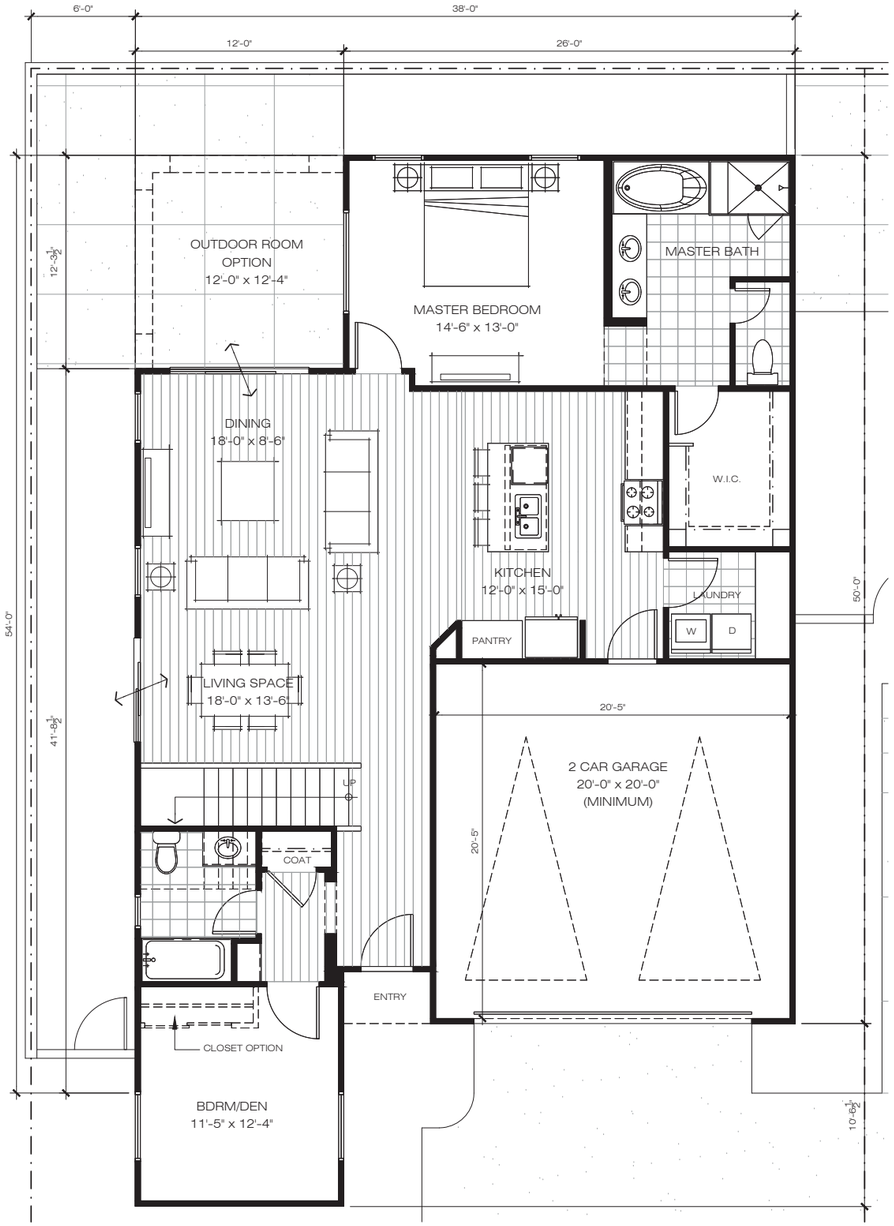
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ROOF PLAN



SECOND FLOOR - 690 SF



FIRST FLOOR	-1,434 SF
TOTAL	-2,124 SF
GARAGE	- 428 SF
LOT SIZE	-3,360 SF
LOT COVERAGE	- 55 %

scale: 1/4" = 1'-0"

0 4 8 12 16

PATIO HOMES
PLAN TYPE 'C'

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UNIT - A
OPTION - 1

UNIT - B

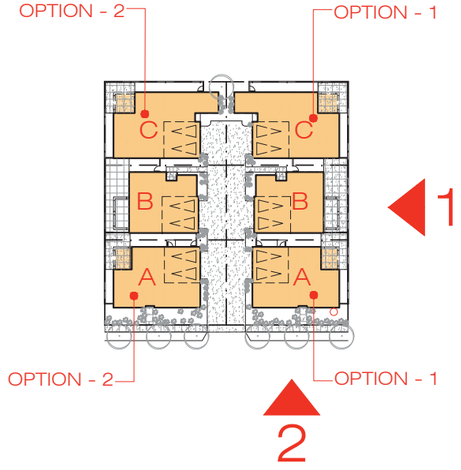
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UNIT - A
OPTION - 1

2



PATIO HOMES
TYPICAL ELEVATIONS

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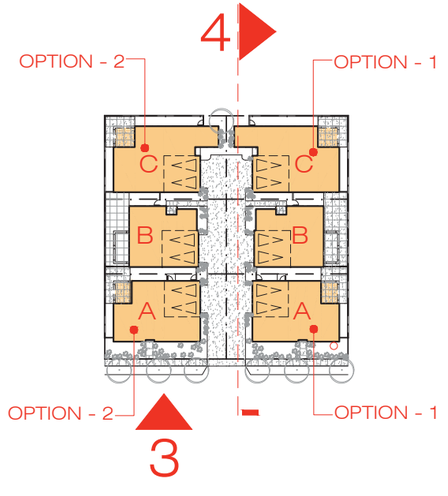
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UNIT - A
OPTION - 2

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PATIO HOMES
TYPICAL ELEVATIONS

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UNIT - A
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UNIT - B

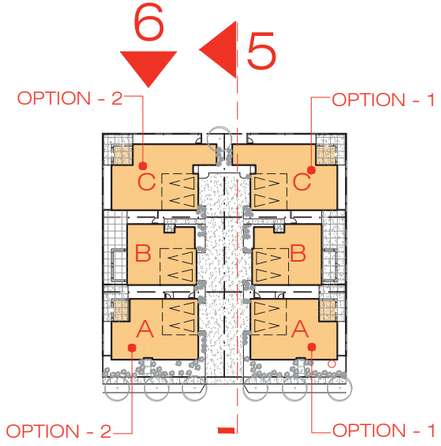
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UNIT - C
OPTION - 2

6



PATIO HOMES
TYPICAL ELEVATIONS

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OPTION - 2

UNIT - B

UNIT - A
OPTION - 2

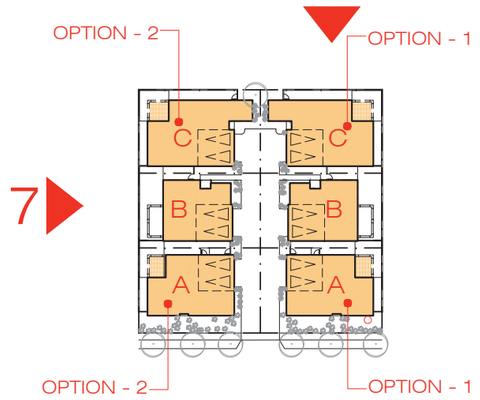
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8



PATIO HOMES
TYPICAL ELEVATIONS

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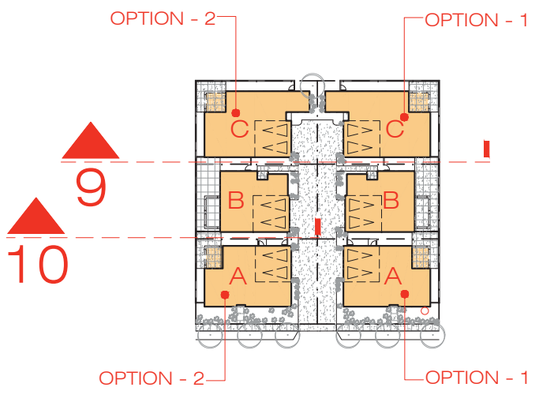
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UNIT - B
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PATIO HOMES
TYPICAL ELEVATIONS

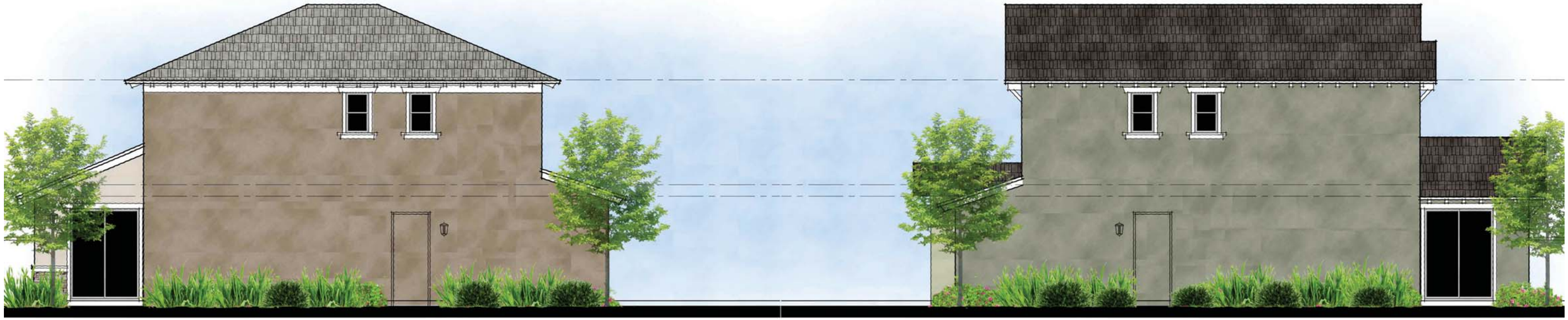
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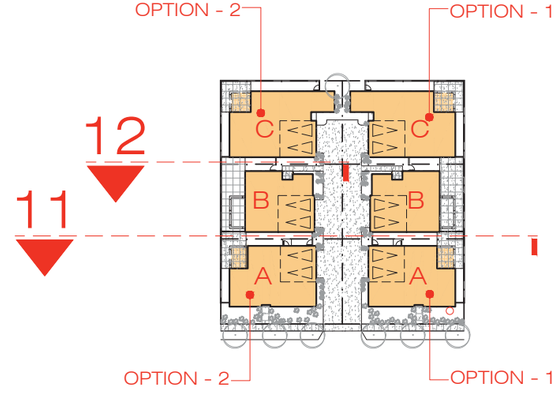
UNIT - A
OPTION - 2

11



UNIT - B
TYPICAL

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PATIO HOMES
TYPICAL ELEVATIONS

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scale: 1/4" = 1'-0"
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PLAN - G

FIRST FLOOR:	647 SF
SECOND FLOOR	812 SF
TOTAL:	1,459 SF
GARAGE:	433 SF
LOT SIZE:	2,030 SF
LOT COVERAGE:	53 %

PLAN - J

FIRST FLOOR	821 SF
SECOND FLOOR	946 SF
TOTAL:	1,767 SF
GARAGE:	453 SF
LOT SIZE:	2,660 SF
LOT COVERAGE:	48 %

PLAN - H

FIRST FLOOR:	778 SF
SECOND FLOOR	826 SF
TOTAL:	1,604 SF
GARAGE:	449 SF
LOT SIZE:	2,380 SF
LOT COVERAGE:	52 %

PASEO HOMES
PLANS G, H, J - PARTIAL SITE PLAN

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

scale: 1/8" = 1'-0"
0 8 16 32 64

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PLAN - G
SECOND FLOOR -812 SF

PLAN - J
SECOND FLOOR -946 SF

PLAN - H
SECOND FLOOR -826 SF

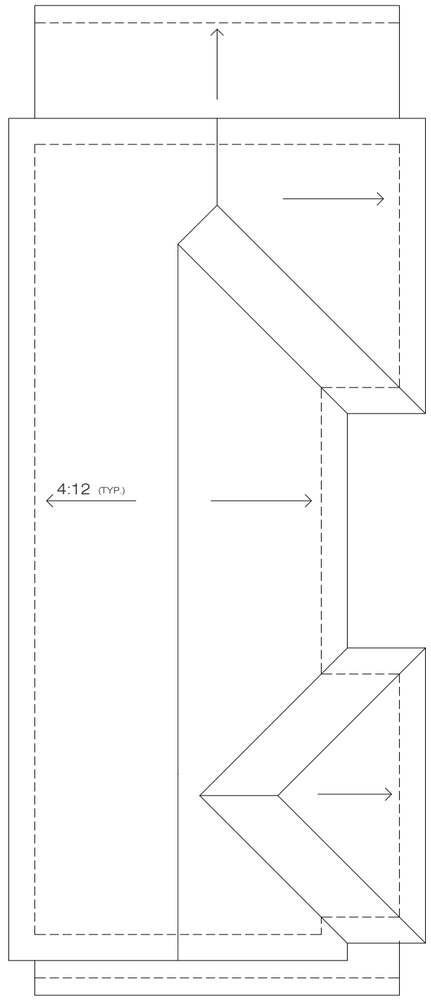
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PLANS G, H, J - SECOND FLOOR PLAN

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

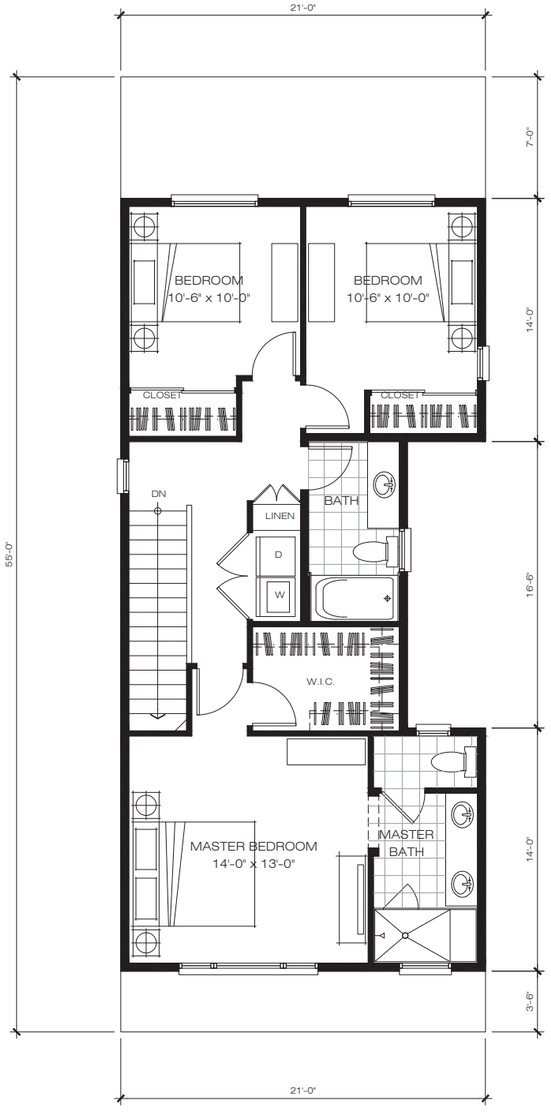
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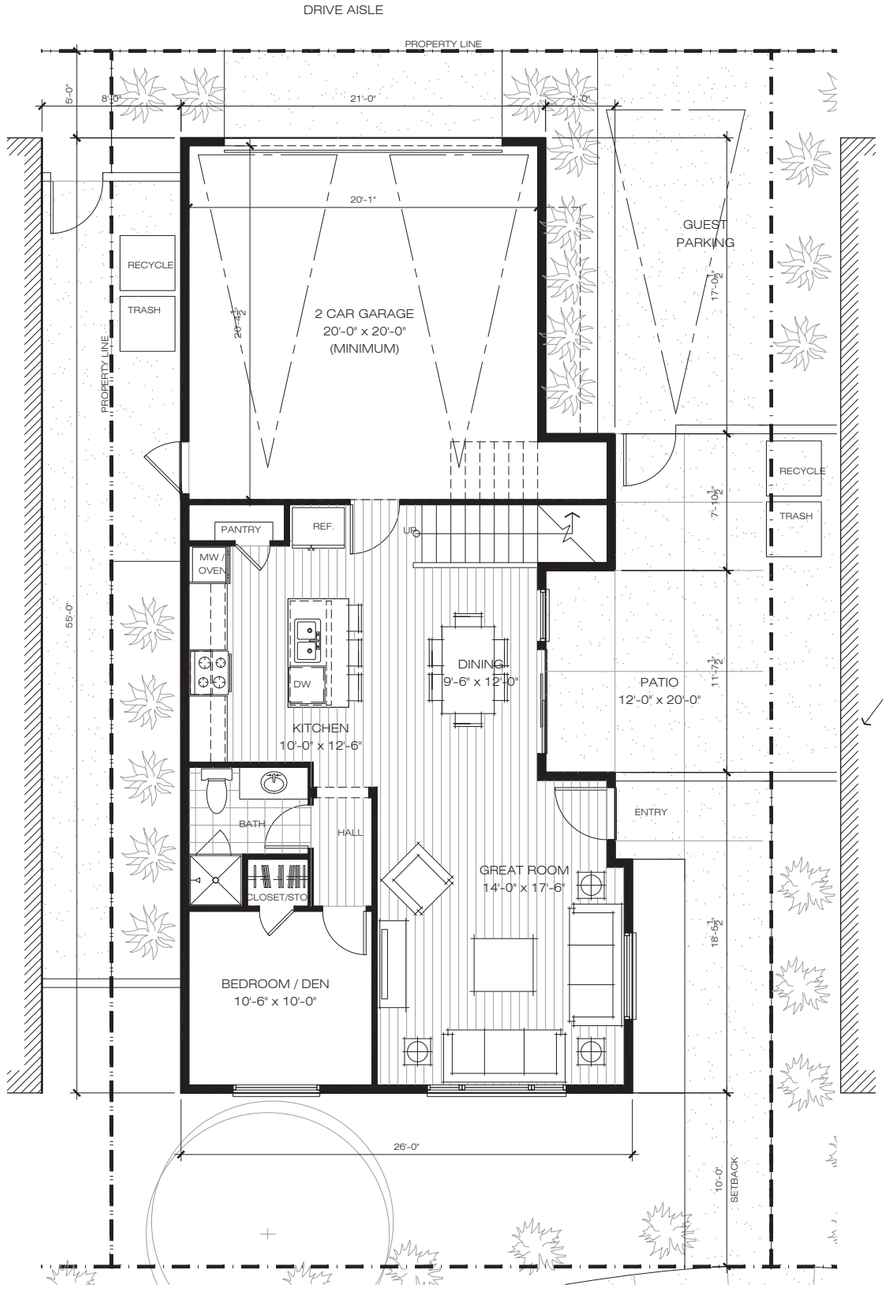
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ROOF PLAN



SECOND FLOOR: 812 SF



FIRST FLOOR:	647 SF
TOTAL:	1,459 SF
GARAGE:	433 SF
LOT SIZE:	2,030 SF
LOT COVERAGE:	53 %

scale: 1/4" = 1'-0"

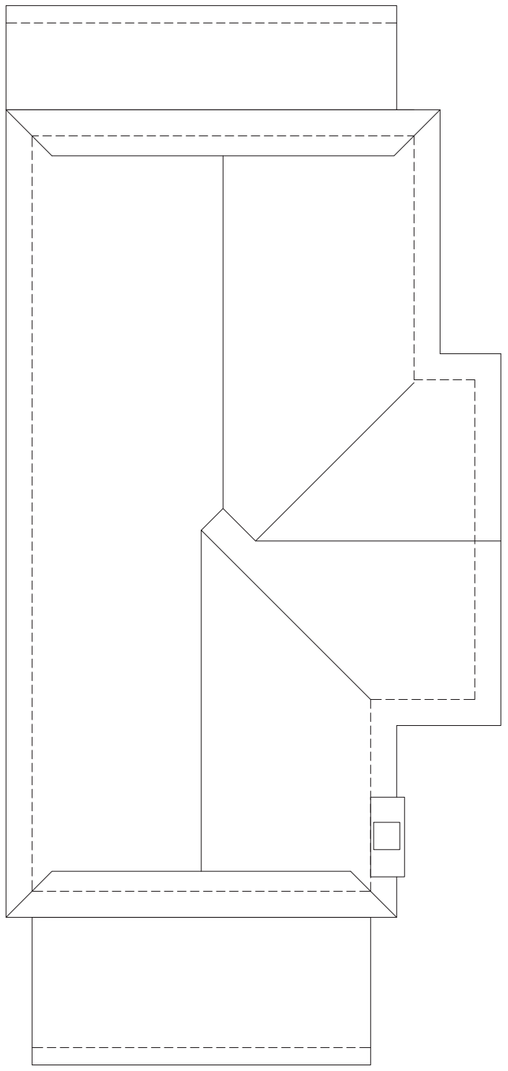
0 4 8 12 16

PASEO HOMES
PLAN TYPE 'G'

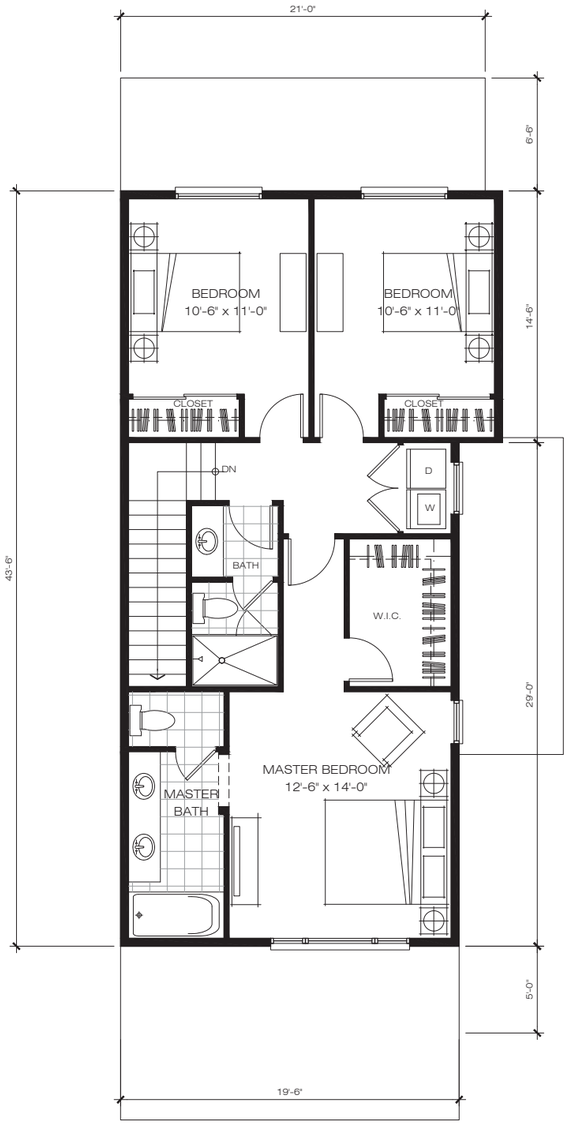
6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

WATT COMMUNITIES
MITCHELL FARMS
2408 Professional Dr. Suite 220 Roseville, CA 95661 | 916.782.7900 | wattcompanies.com

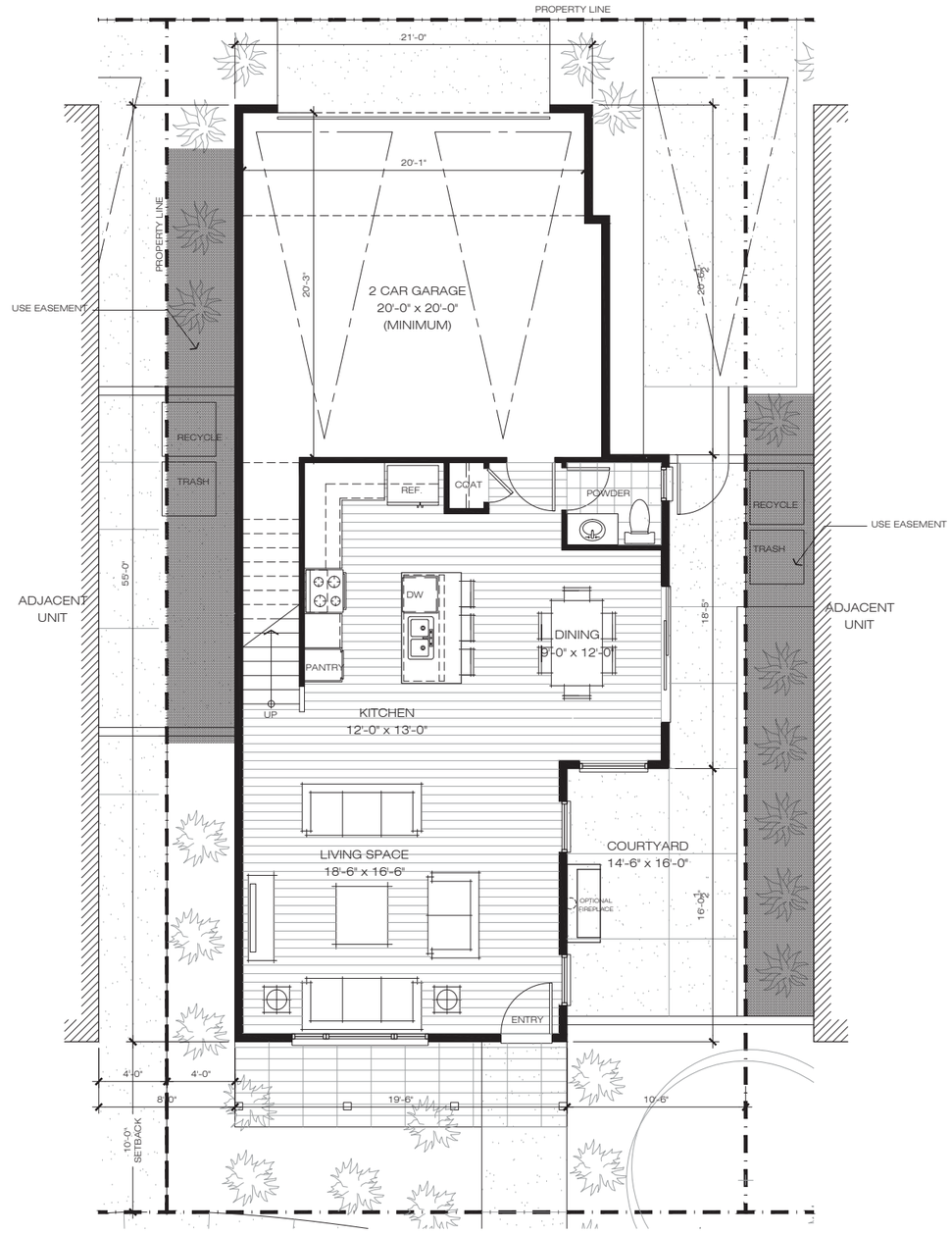
WITHEE MALCOLM ARCHITECTS
2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com



ROOF PLAN



SECOND FLOOR: 826 SF



FIRST FLOOR:	778 SF
TOTAL:	1,604 SF
GARAGE:	449 SF
LOT SIZE:	2,380 SF
LOT COVERAGE:	52 %

scale: 1/4" = 1'-0"

0 4 8 12 16

PASEO HOMES
PLAN TYPE 'H'

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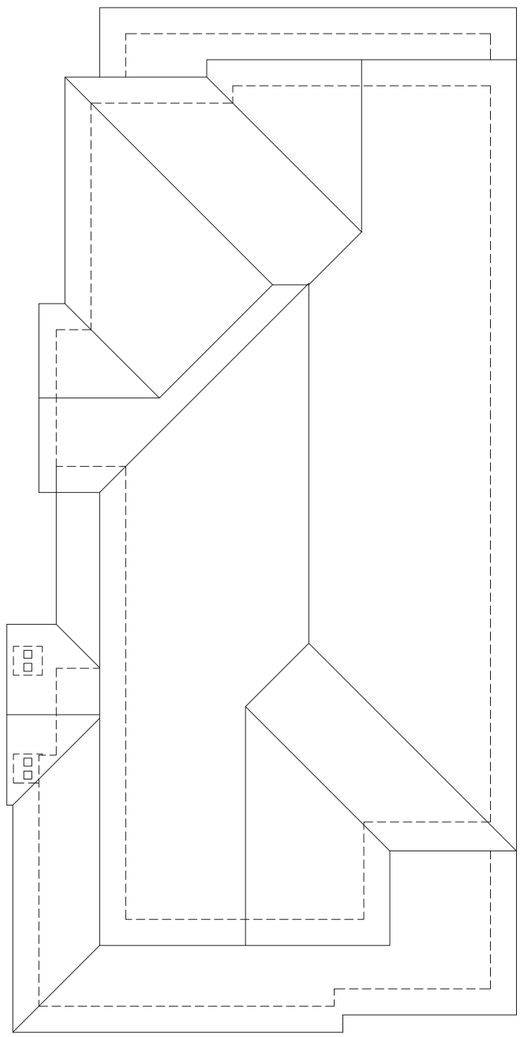
WATT COMMUNITIES

MITCHELL FARMS

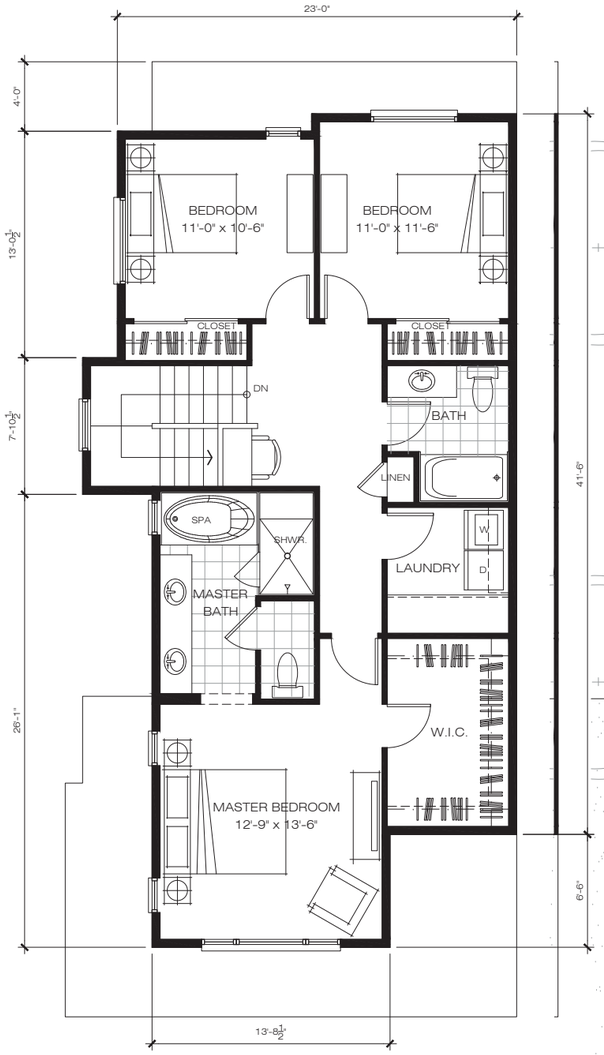
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WITHEE MALCOLM ARCHITECTS

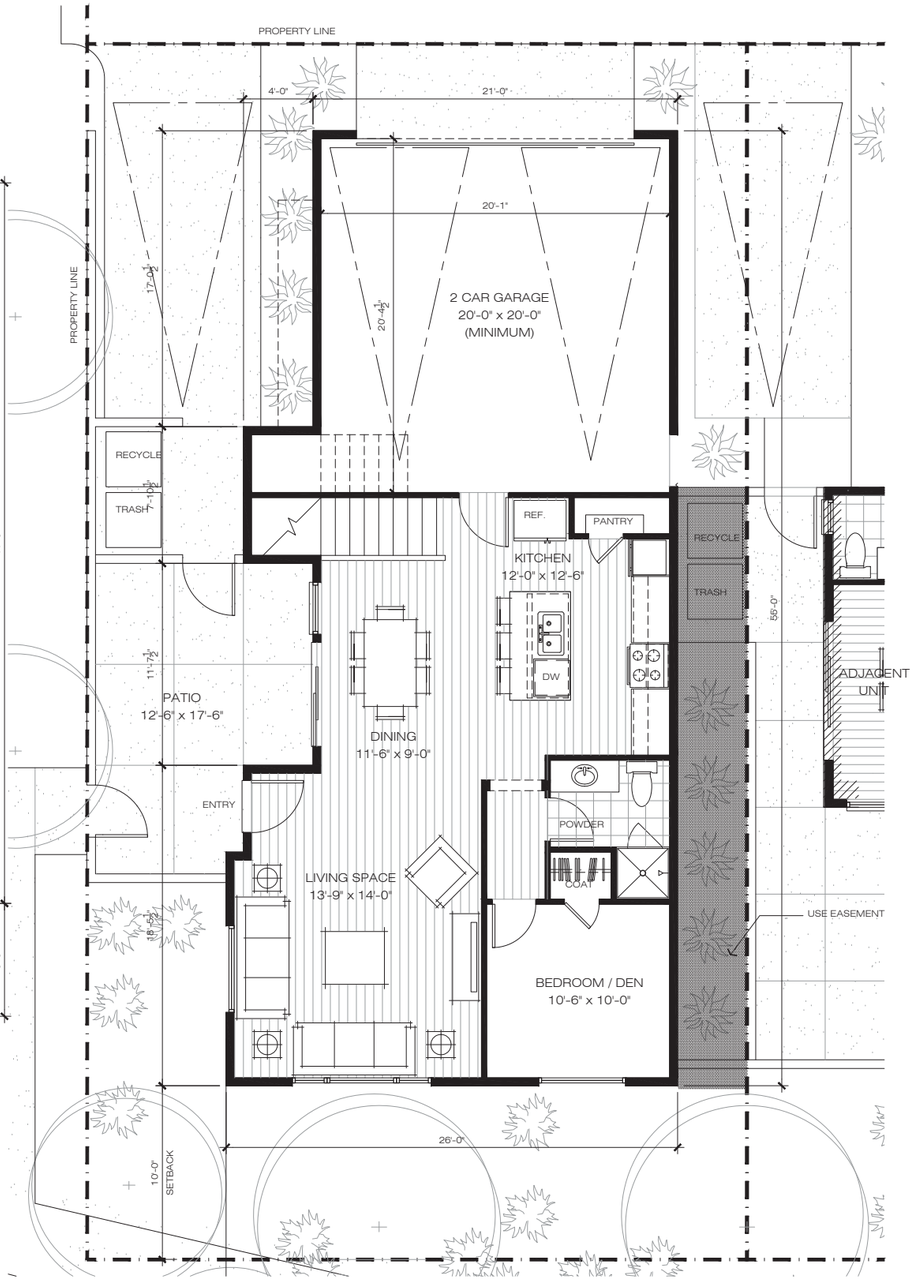
2251 west 190th street torrance | ca 90504 | 310.217.8885 | witheemalcolm.com



ROOF PLAN



SECOND FLOOR: 946 SF



FIRST FLOOR:	821 SF
TOTAL:	1,767 SF
GARAGE:	453 SF
LOT SIZE:	2,660 SF
LOT COVERAGE:	48 %

scale: 1/4" = 1'-0"
0 4 8 12 16

PASEO HOMES
PLAN TYPE 'J'

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UNIT - J
OPTION - 2

UNIT - H

UNIT - J

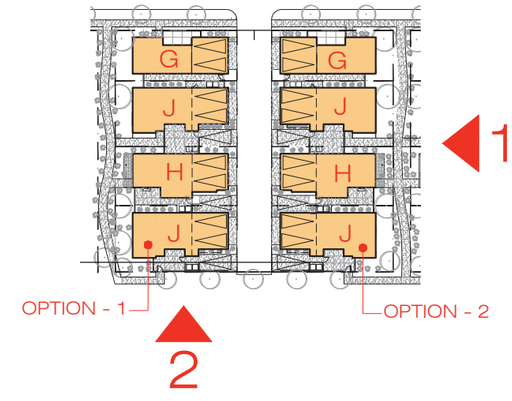
UNIT - G

1



UNIT - J
OPTION - 1

2



PASEO HOMES
TYPICAL ELEVATIONS

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

scale: 1/4" = 1'-0"
0 4 8 12 16

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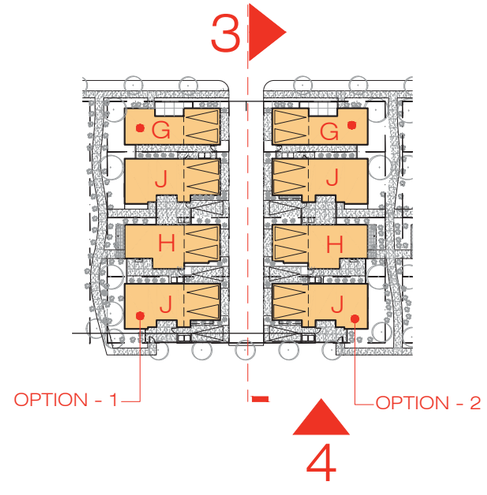
UNIT - G | UNIT - J | UNIT - H | UNIT - J OPTION - 2

3



UNIT - J
OPTION - 2

4



PASEO HOMES
TYPICAL ELEVATIONS

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

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scale: 1/4" = 1'-0"
0 4 8 12 16



UNIT - H
TYPICAL 6



UNIT - G 5

PASEO HOMES
TYPICAL ELEVATIONS

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scale: 1/4" = 1'-0"
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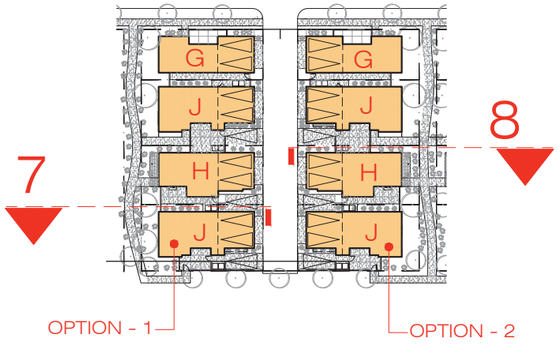
UNIT - J
OPTION - 1

7



UNIT - H
TYPICAL

8



PASEO HOMES
TYPICAL ELEVATIONS

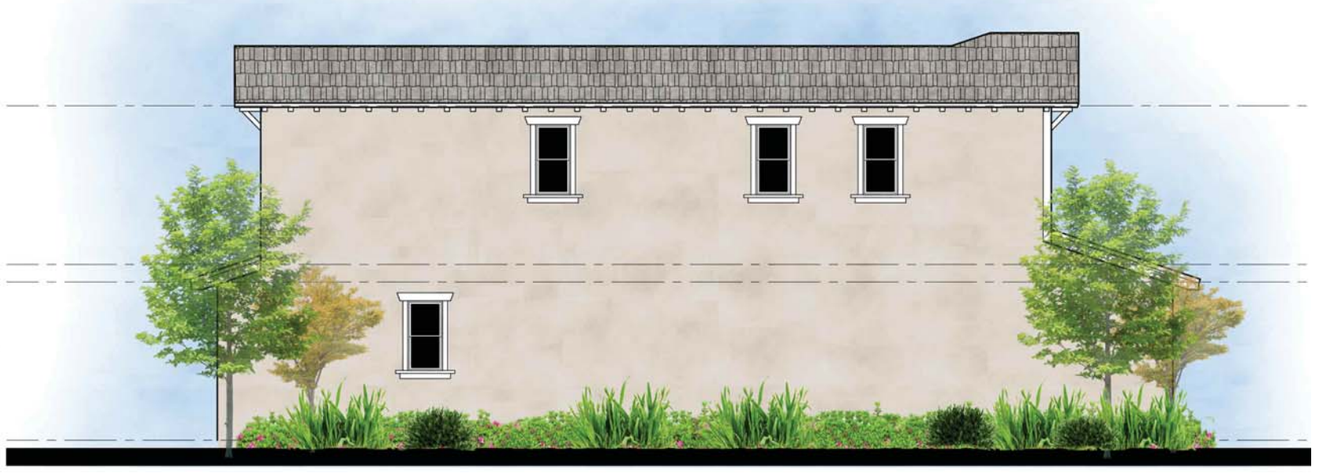
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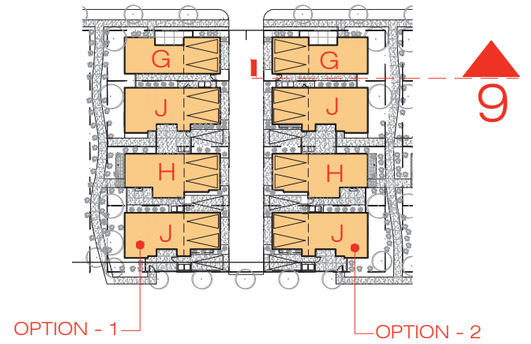
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scale: 1/4" = 1'-0"
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UNIT - G 9



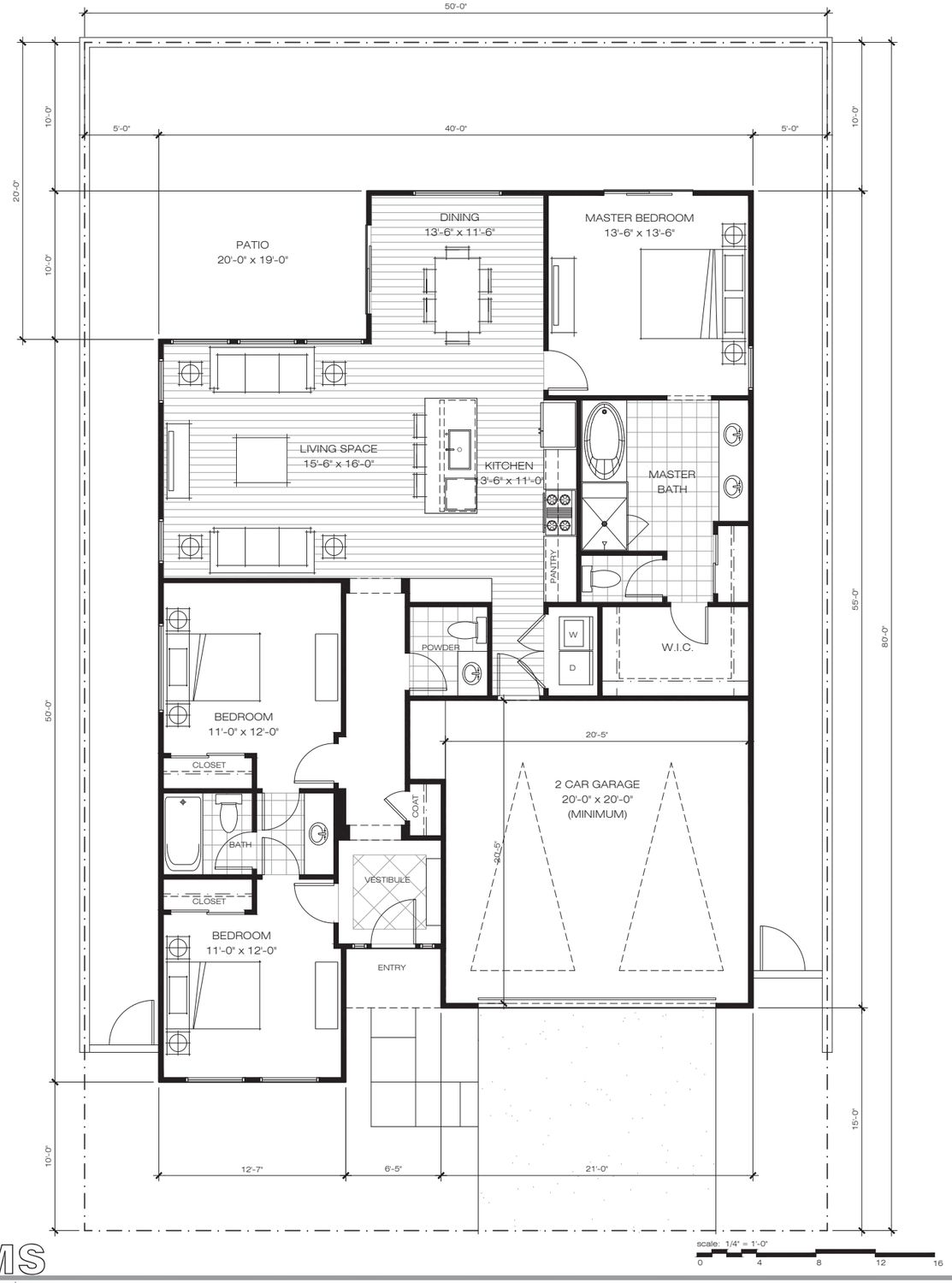
PASEO HOMES
TYPICAL ELEVATIONS

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scale: 1/4" = 1'-0"
0 4 8 12 16

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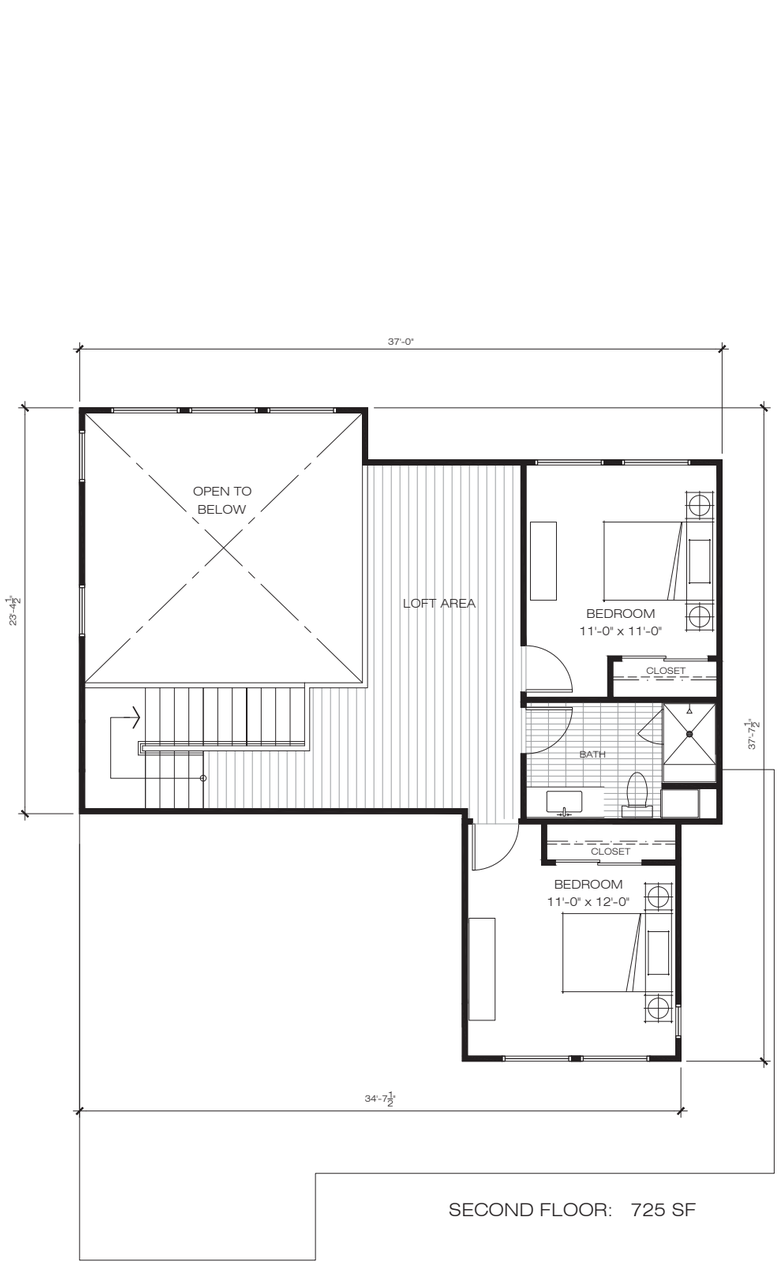
FLOOR AREA -1,654 SF
GARAGE - 442 SF
LOT SIZE -4,000 SF
LOT COVERAGE - 52 %

TRADITIONAL 50 x 80
PLAN TYPE 'D'

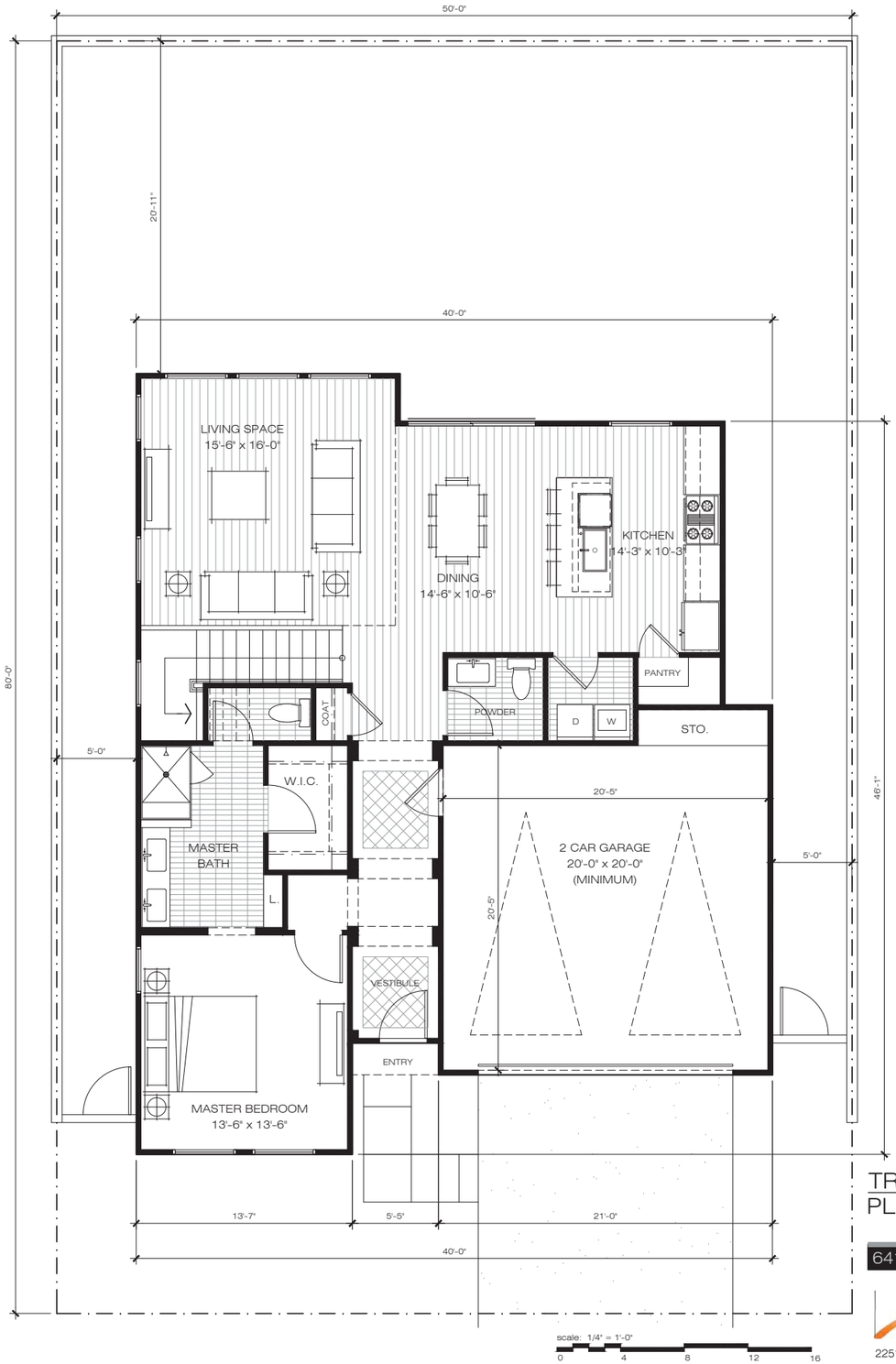
6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

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SECOND FLOOR: 725 SF



scale: 1/4" = 1'-0"
0 4 8 12 16

FIRST FLOOR	-1,247 SF
TOTAL	-1,972 SF
GARAGE	- 449 SF
LOT SIZE	-4,000 SF
LOT COVERAGE	- 42 %

TRADITIONAL 50 x 80
PLAN TYPE 'E'

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

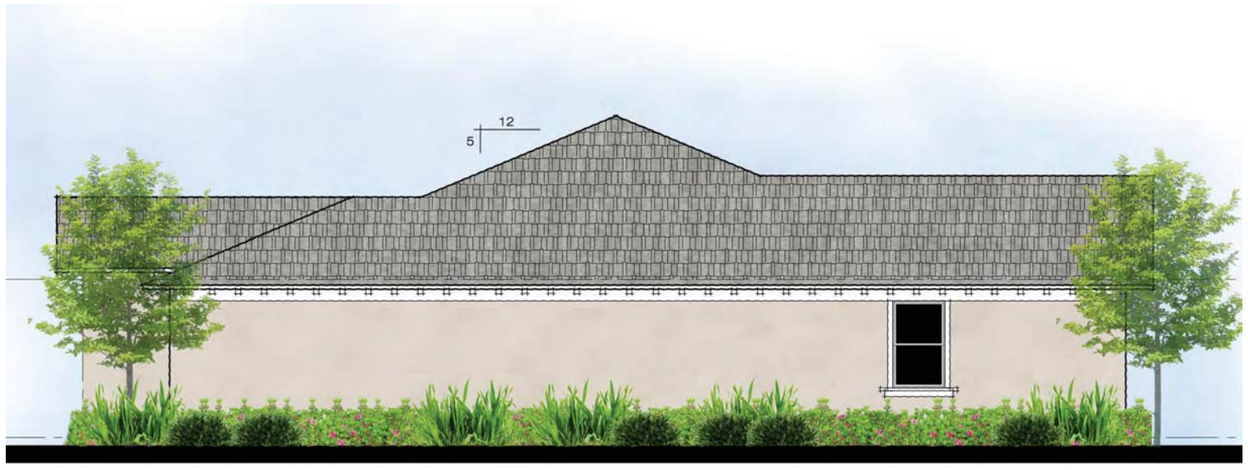
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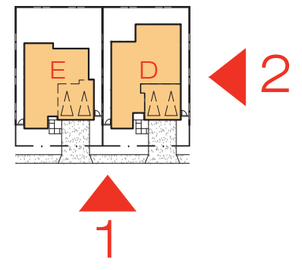
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UNIT - E UNIT - D 1



UNIT - D 2



TRADITIONAL 50 x 80
TYPICAL ELEVATIONS

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scale: 1/4" = 1'-0"
0 4 8 12 16

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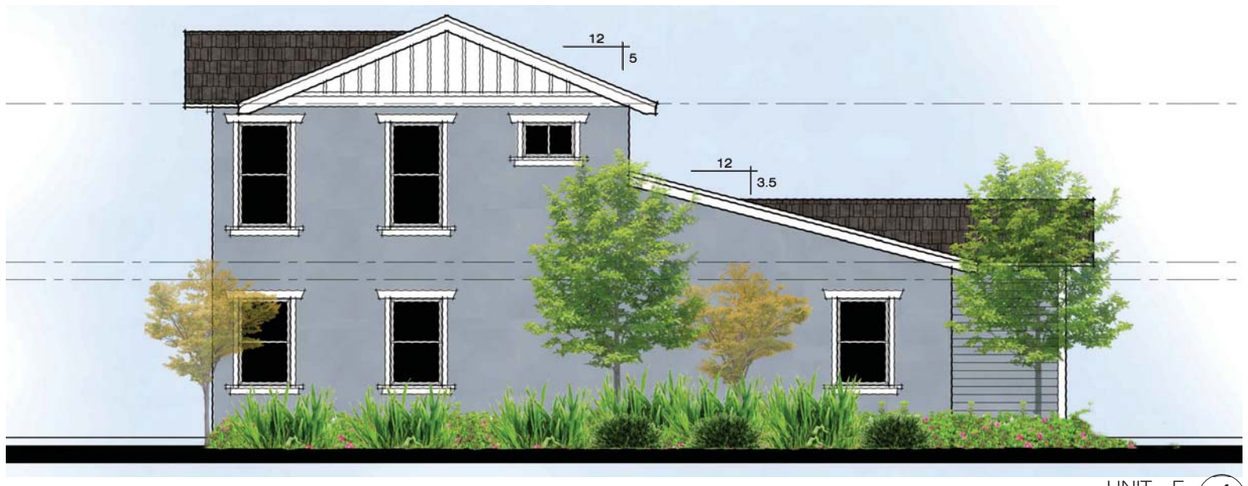
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UNIT - D

UNIT - E

3

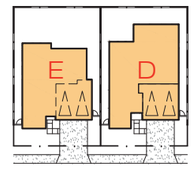


UNIT - E

4

3

4



TRADITIONAL 50 x 80
TYPICAL ELEVATIONS

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scale: 1/4" = 1'-0"
0 4 8 12 16

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UNIT - D 5



UNIT - E 6

TRADITIONAL 50 x 80
TYPICAL ELEVATIONS

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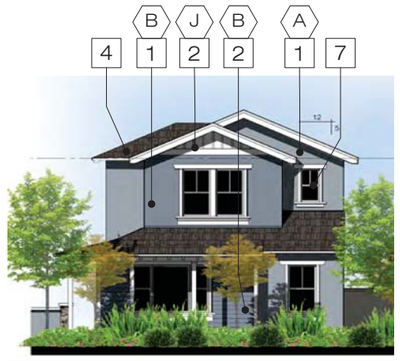
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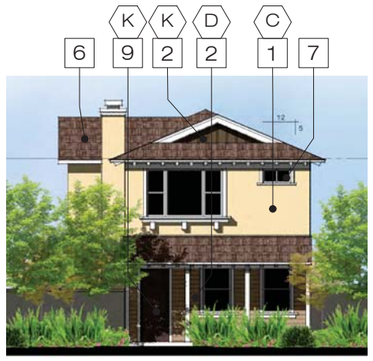
WITHEE MALCOLM ARCHITECTS

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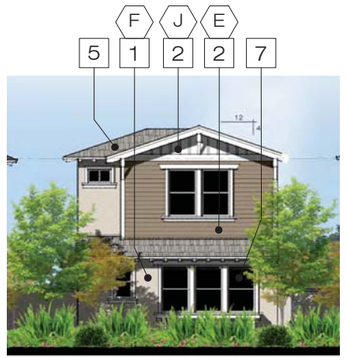
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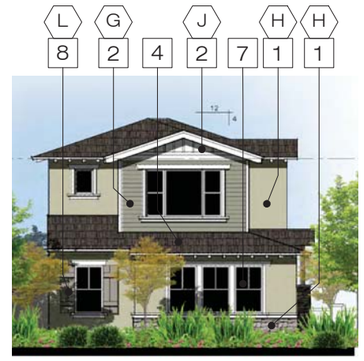
PASEO HOMES - UNIT 'J' - OPTION -2
SCHEME - 1



PASEO HOMES - UNIT 'H'
SCHEME - 2



PASEO HOMES - UNIT 'G'
SCHEME - 3



PASEO HOMES - UNIT 'J' - OPTION -1
SCHEME - 4



1 STUCCO
20/30 float finish



2 SIDING
James Hardie Board



3 STONE VENEER
Cornado Stone - HONEY LEDGE
Sioux Falls



4 COMPOSITE SHINGLES
Certainteed - Landmark
Driftwood



5 COMPOSITE SHINGLES
Certainteed - Landmark
Cobblestone Gray



6 COMPOSITE SHINGLES
Certainteed - Landmark
Resawn Shake



7 VINYL WINDOW/DOOR



8 VINYL SHUTTER



9 FIBERGLASS DOOR

SCHEME 1
Paint to match DUNN EDWARDS

A — SILVER LINED
DE6353

B — SHINNING KNIGHT
DE6347

SCHEME 2
Paint to match DUNN EDWARDS

C — GRANOLA
DE5296

D — COLORADO TRAIL
DE6117

SCHEME 3
Paint to match DUNN EDWARDS

E — CARVED WOOD
DE6125

F — DRY CREEK
DE6122

SCHEME 4
Paint to match DUNN EDWARDS

G — WEATHER BOARD
DE6222

H — SERENE THOUGHT
DE6234

TRIM AND ACCENT
Paint to match DUNN EDWARDS

J — WHITE
DEW380

K — WANDERING ROAD
DE6076

L — WOODED ACRE
DE6130

M — WILD HORSES
DET683

N — SANTA FE SUNSET
DET458

P — MODERN CLASS
DE681

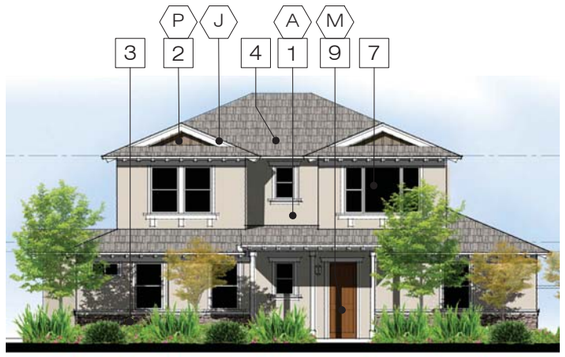
Q — ROYAL RED
DET425

MATERIAL BOARD - 1

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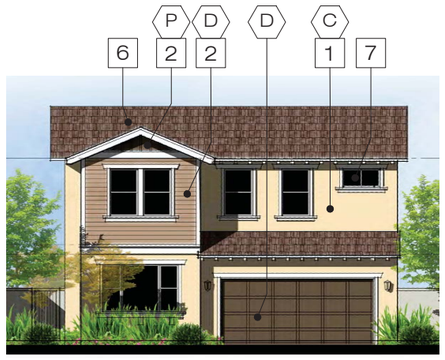
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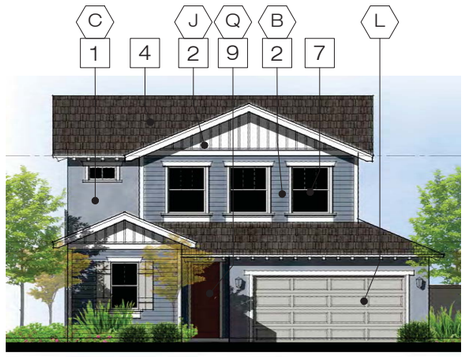
PATIO HOMES - UNIT 'A' - OPTION -1
SCHEME - 3



PATIO HOMES - UNIT 'A' - OPTION -2
SCHEME - 4



PATIO HOMES - UNIT 'B'
SCHEME - 2



PATIO HOMES - UNIT 'C' - OPTION-1
SCHEME - 1



1 STUCCO
20/30 float finish



2 SIDING
James Hardie Board



3 STONE VENEER
Cornado Stone - HONEY LEDGE
Sioux Falls



4 COMPOSITE SHINGLES
Certainteed - Landmark
Driftwood



5 COMPOSITE SHINGLES
Certainteed - Landmark
Cobblestone Gray



6 COMPOSITE SHINGLES
Certainteed - Landmark
Resawn Shake



7 VINYL WINDOW/DOOR



8 VINYL SHUTTER



9 FIBERGLASS DOOR

SCHEME 1
Paint to match DUNN EDWARDS

A — SILVER LINED
DE6353

B — SHINNING KNIGHT
DE6347

SCHEME 2
Paint to match DUNN EDWARDS

C — GRANOLA
DE5296

D — COLORADO TRAIL
DE6117

SCHEME 3
Paint to match DUNN EDWARDS

E — CARVED WOOD
DE6125

F — DRY CREEK
DE6122

SCHEME 4
Paint to match DUNN EDWARDS

G — WEATHER BOARD
DE6222

H — SERENE THOUGHT
DE6234

TRIM AND ACCENT
Paint to match DUNN EDWARDS

J — WHITE
DEW380

K — WANDERING ROAD
DE6076

L — WOODED ACRE
DE6130

M — WILD HORSES
DET683

N — SANTA FE SUNSET
DET458

P — MODERN CLASS
DET681

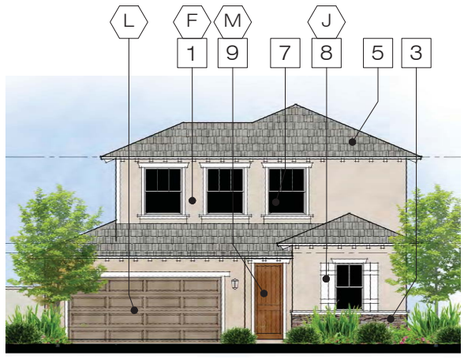
Q — ROYAL RED
DET425

MATERIAL BOARD - 2

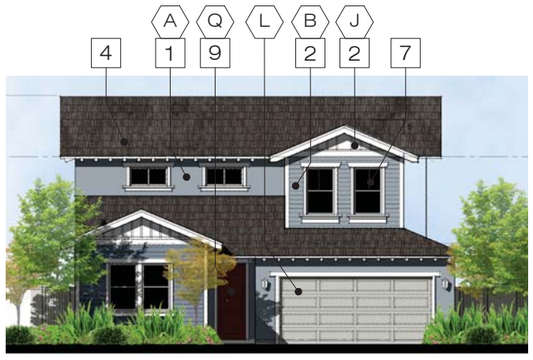
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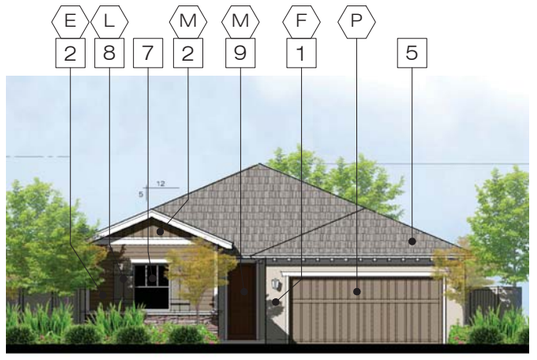
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PATIO HOMES - UNIT 'C' - OPTION-2
SCHEME - 3



TRADITIONAL 50 x 80 - 2 STORY
SCHEME - 1



TRADITIONAL 50 x 80 - 2 STORY
SCHEME - 1



1 STUCCO
20/30 float finish



2 SIDING
James Hardie Board



3 STONE VENEER
Cornado Stone - HONEY LEDGE
Sioux Falls



4 COMPOSITE SHINGLES
Certainteed - Landmark
Driftwood



5 COMPOSITE SHINGLES
Certainteed - Landmark
Cobblestone Gray



6 COMPOSITE SHINGLES
Certainteed - Landmark
Resawn Shake



7 VINYL WINDOW/DOOR



8 VINYL SHUTTER



9 FIBERGLASS DOOR

SCHEME 1
Paint to match DUNN EDWARDS

A — SILVER LINED
DE6353

B — SHINNING KNIGHT
DE6347

SCHEME 2
Paint to match DUNN EDWARDS

C — GRANOLA
DE5296

D — COLORADO TRAIL
DE6117

SCHEME 3
Paint to match DUNN EDWARDS

E — CARVED WOOD
DE6125

F — DRY CREEK
DE6122

SCHEME 4
Paint to match DUNN EDWARDS

G — WEATHER BOARD
DE6222

H — SERENE THOUGHT
DE6234

TRIM AND ACCENT
Paint to match DUNN EDWARDS

J — WHITE
DEW380

K — WANDERING ROAD
DE6076

L — WOODED ACRE
DE6130

M — WILD HORSES
DET683

N — SANTA FE SUNSET
DET458

P — MODERN CLASS
DET681

Q — ROYAL RED
DET425

MATERIAL BOARD - 3

6412 SUNRISE BOULEVARD CITRUS HEIGHTS, CA

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Street Scene

KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916) 945-3880

CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : Street Scene
JOB No. : 600999_102
STORY: 1&2-STORY
October 03, 2019



Front Elevation 'D' - Cottage

2384

Front Elevation 'B' - Craftsman

2176

Front Elevation 'F' - California Ranch

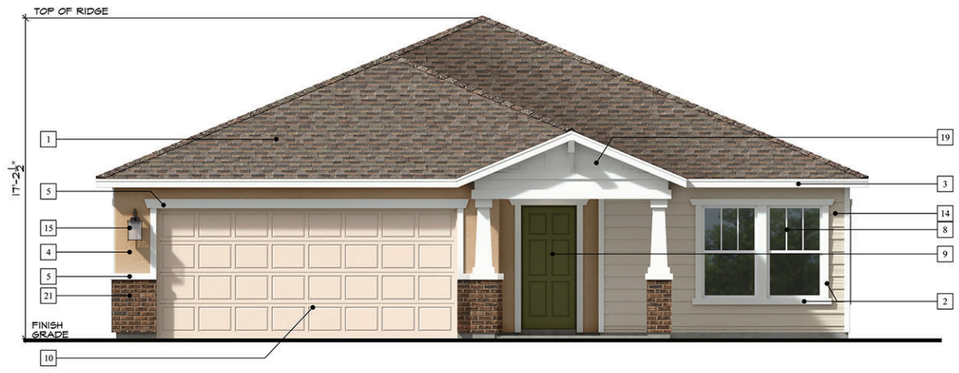
1678

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

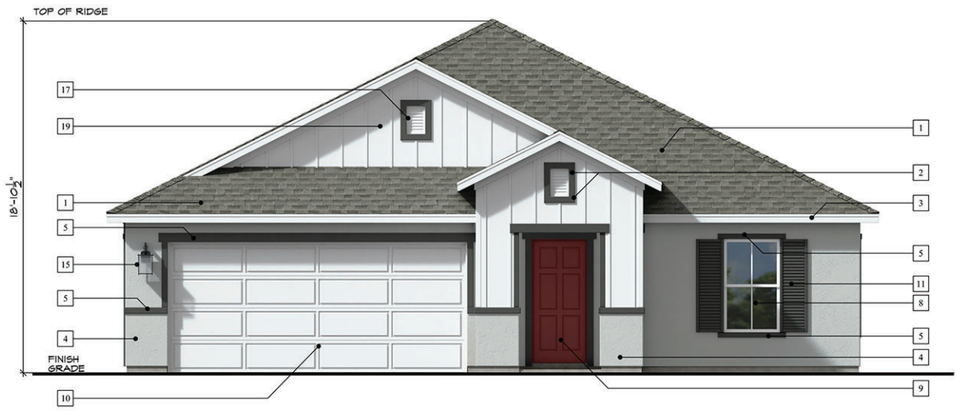
JOB No. : 600999_102
STORY: 1-STORY
October 02, 2019



Elevation 'B' - Craftsman



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	CEMENTITIOUS FIBER TRIM
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	NOT USED
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE

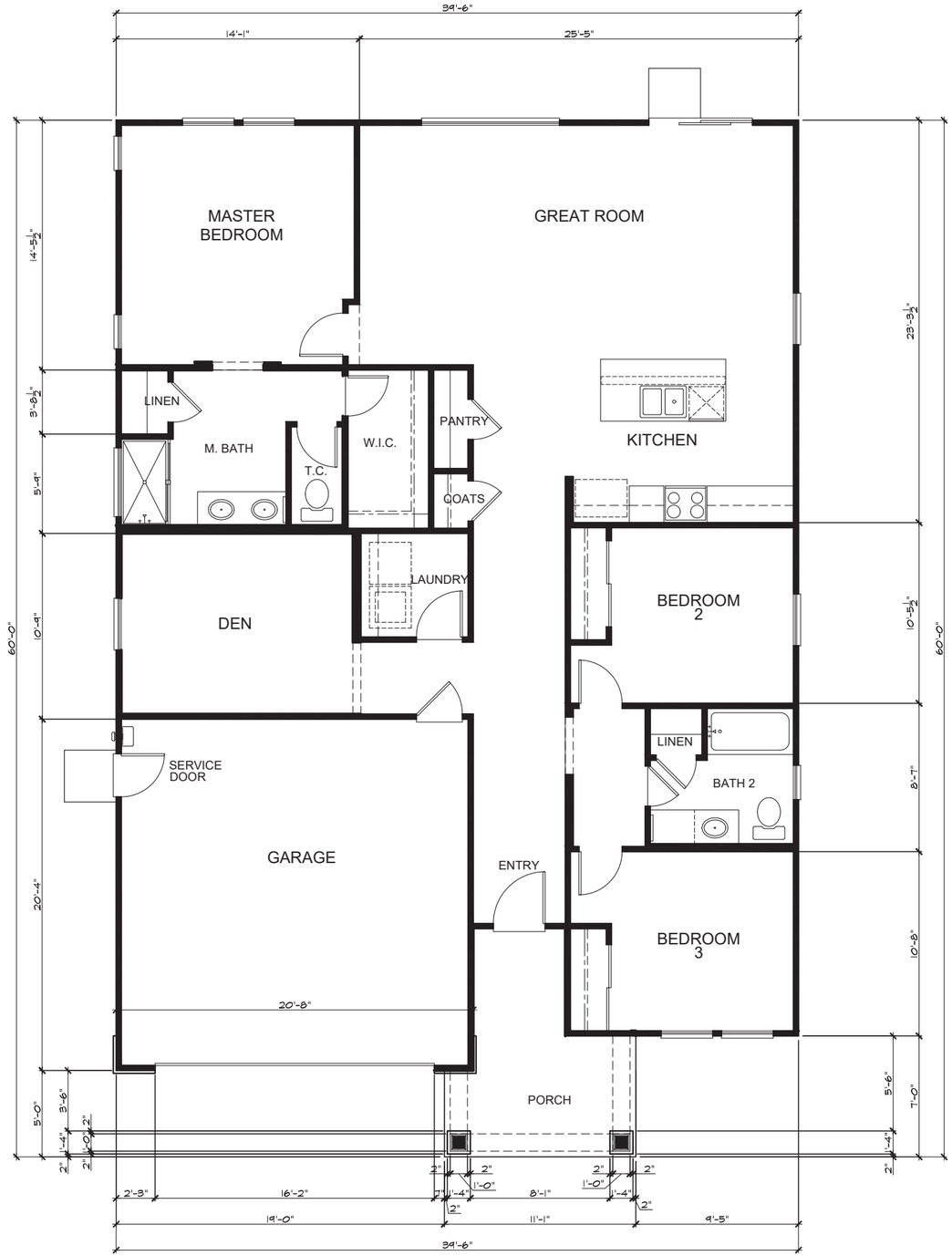
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 02, 2019



Floor Plan 'B'

SQUARE FOOTAGE				
PLAN 140.1678				
	'B'	'D'	'F'	
FIRST FLOOR AREA	1678	1678	1678	SQ. FT.
TOTAL AREA	1678	1678	1678	SQ. FT.
GARAGE AREA	423	423	423	SQ. FT.
PORCH AREA	107	90	131	SQ. FT.

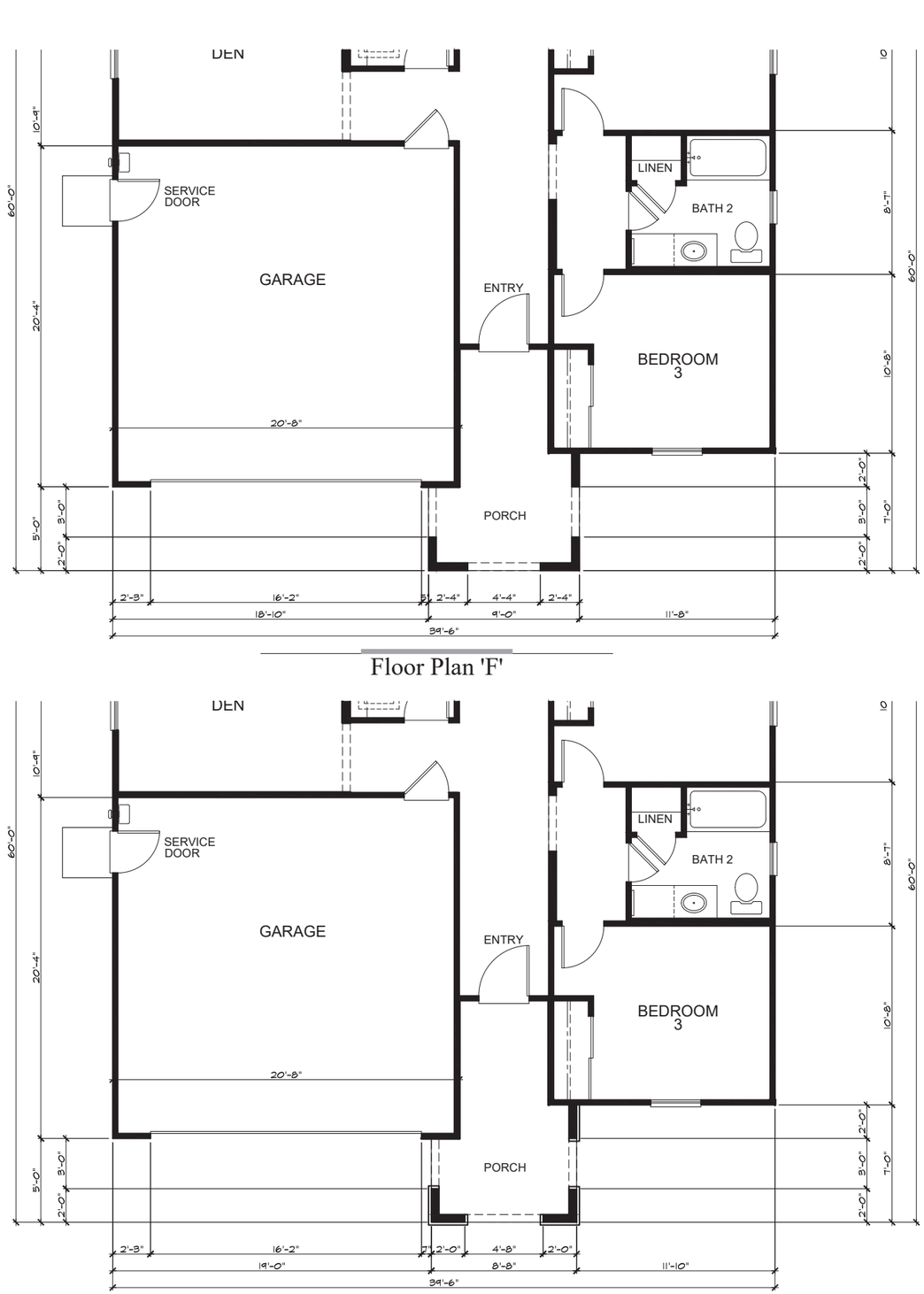
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 15, 2019



Floor Plan 'F'

Floor Plan 'D'

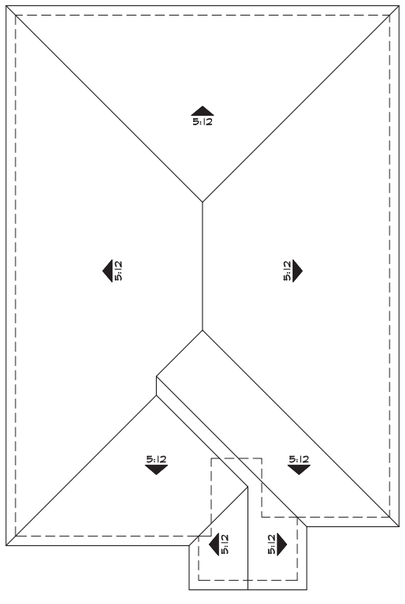
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CITY OF CITRUS HEIGHTS

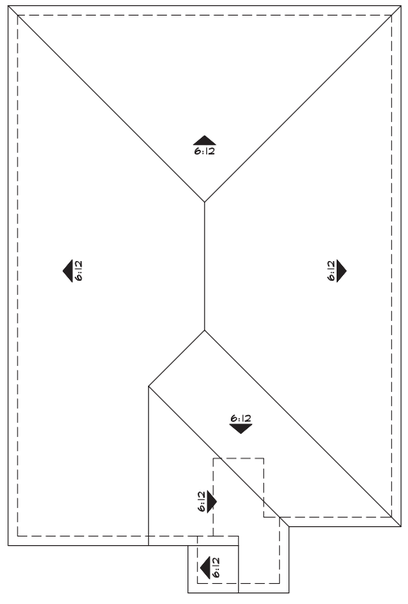
MITCHELL FARMS

TRADITIONAL

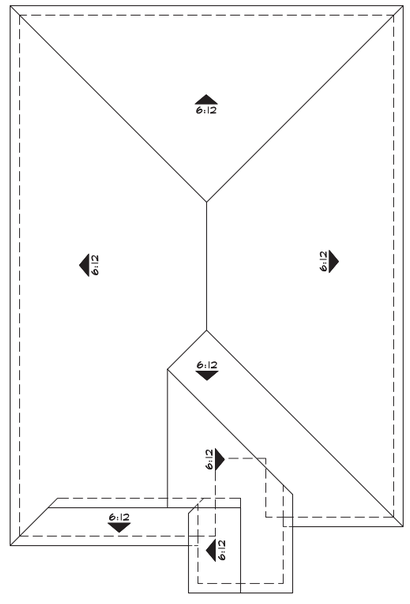
PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 15, 2019



'B'



'D'



'F'

Roof Plans

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 15, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 02, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 02, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

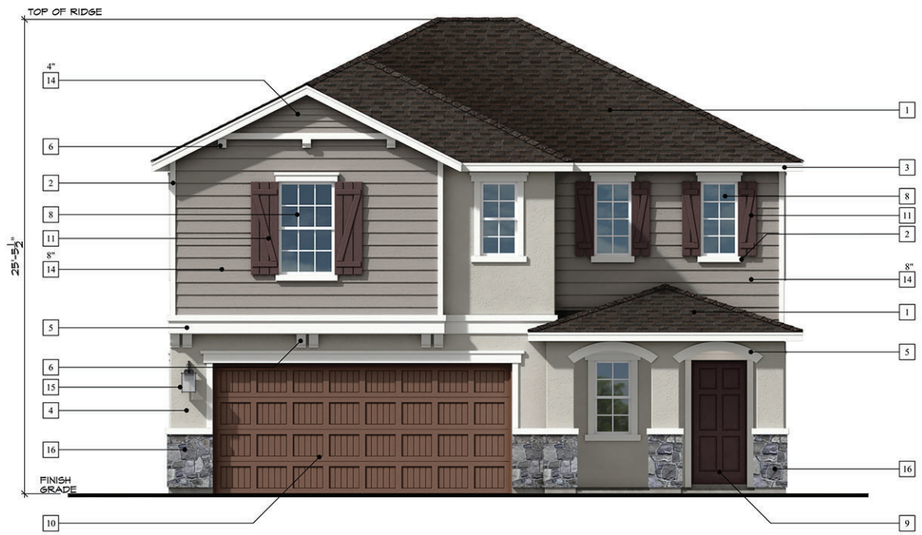
PLAN No. : 140.1678
JOB No. : 600999_102
STORY: 1-STORY
October 02, 2019



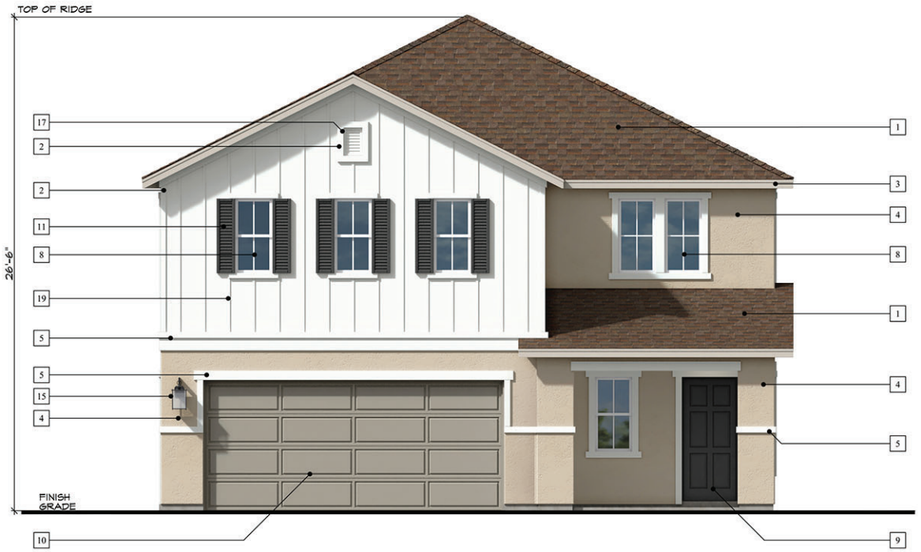
Elevation 'B' - Craftsman

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	CEMENTITIOUS FIBER TRIM
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	NOT USED
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

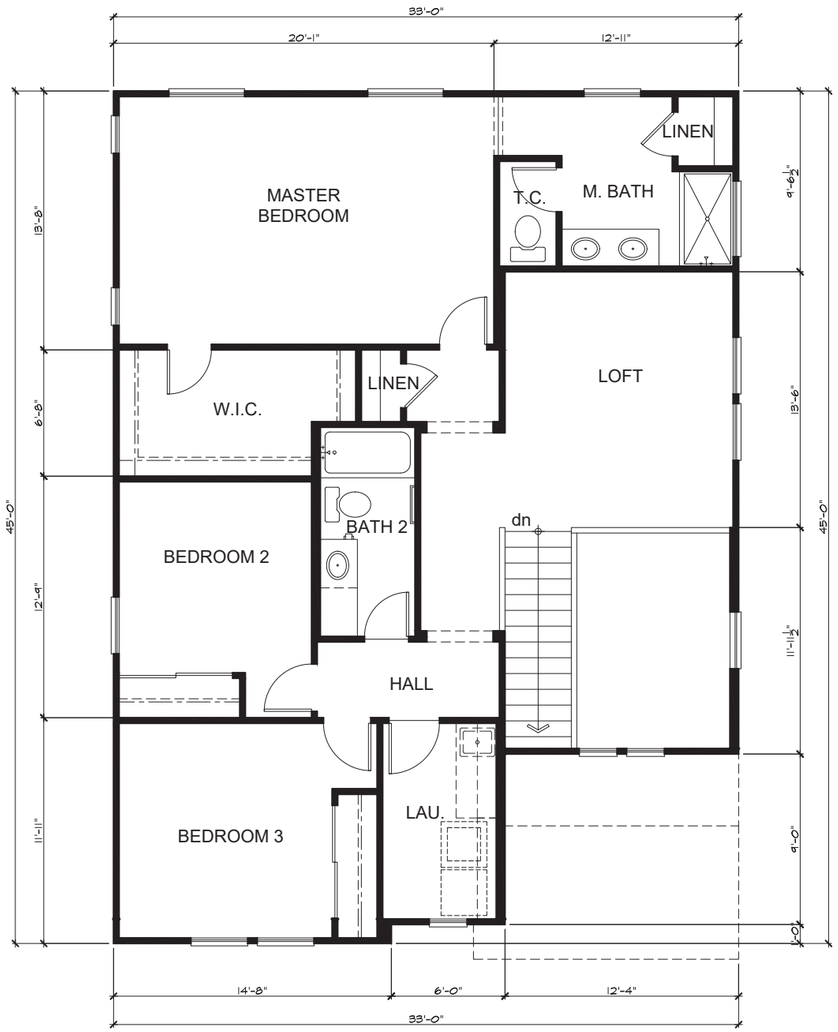
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CITY OF CITRUS HEIGHTS

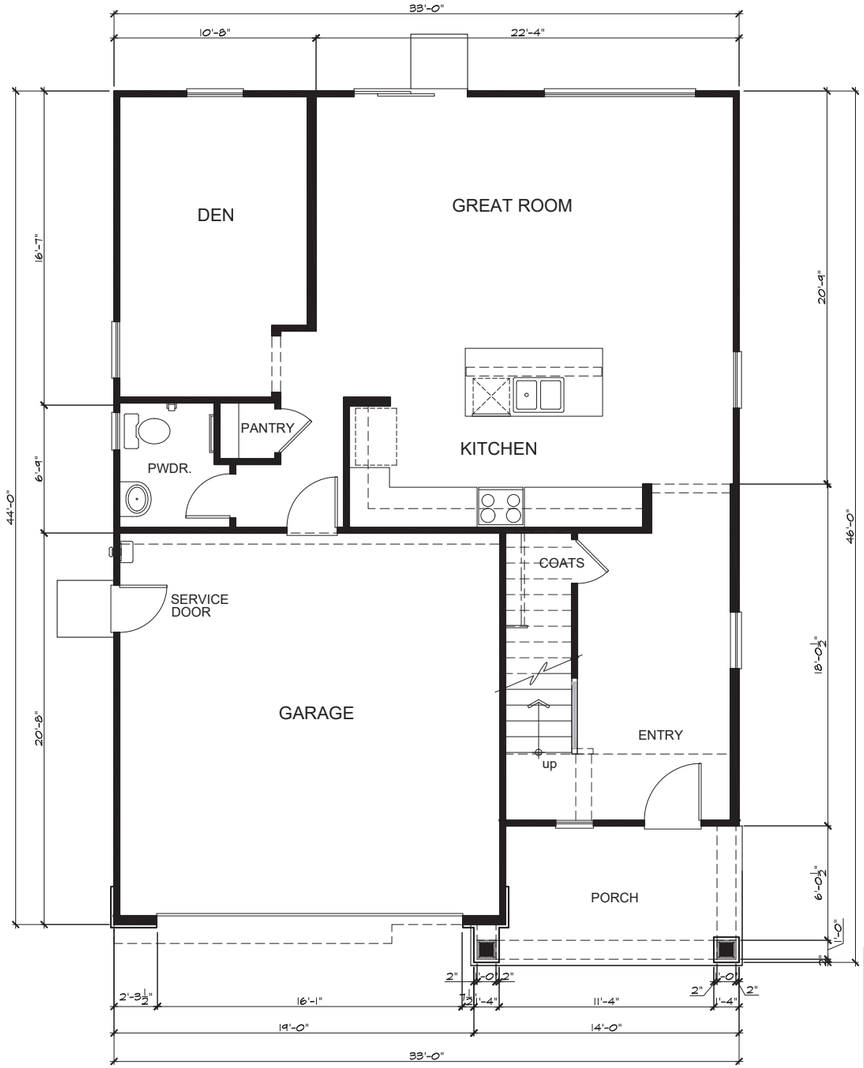
MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE				
PLAN 233.2162				
	'B'	'D'	'F'	
FIRST FLOOR AREA	965	965	965	SQ. FT.
SECOND FLOOR AREA	1211	1211	1197	SQ. FT.
TOTAL AREA	2176	2176	2162	SQ. FT.
GARAGE AREA	423	423	423	SQ. FT.
PORCH AREA	92	90	77	SQ. FT.

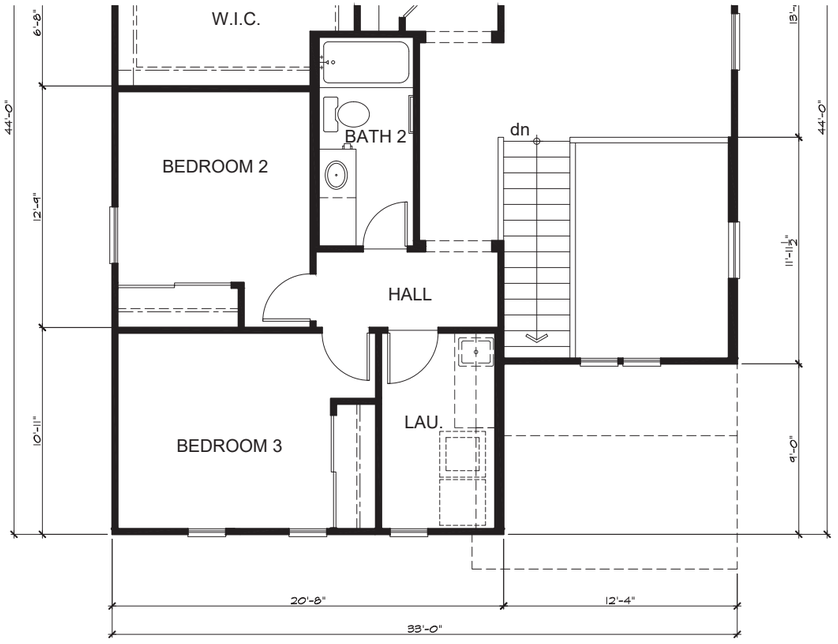
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CITY OF CITRUS HEIGHTS

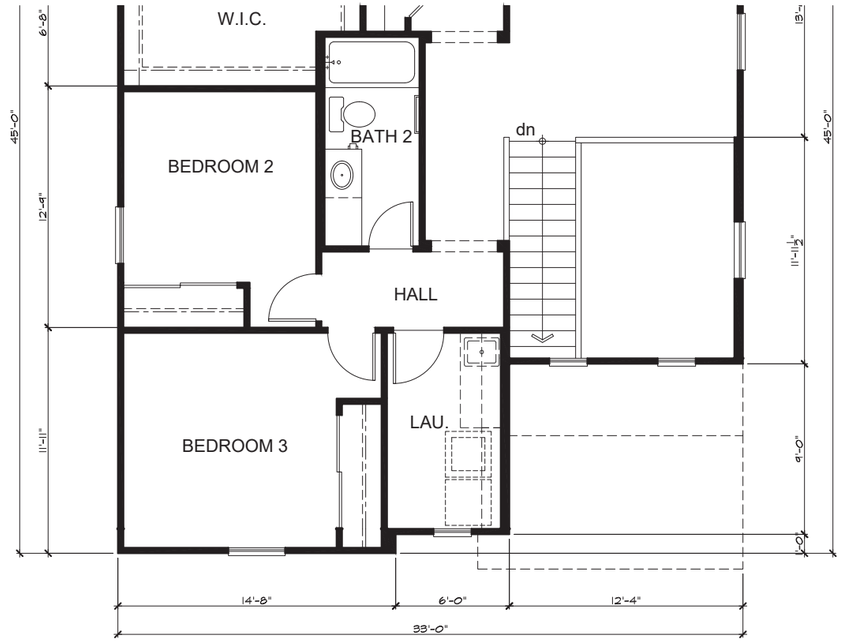
MITCHELL FARMS

TRADITIONAL

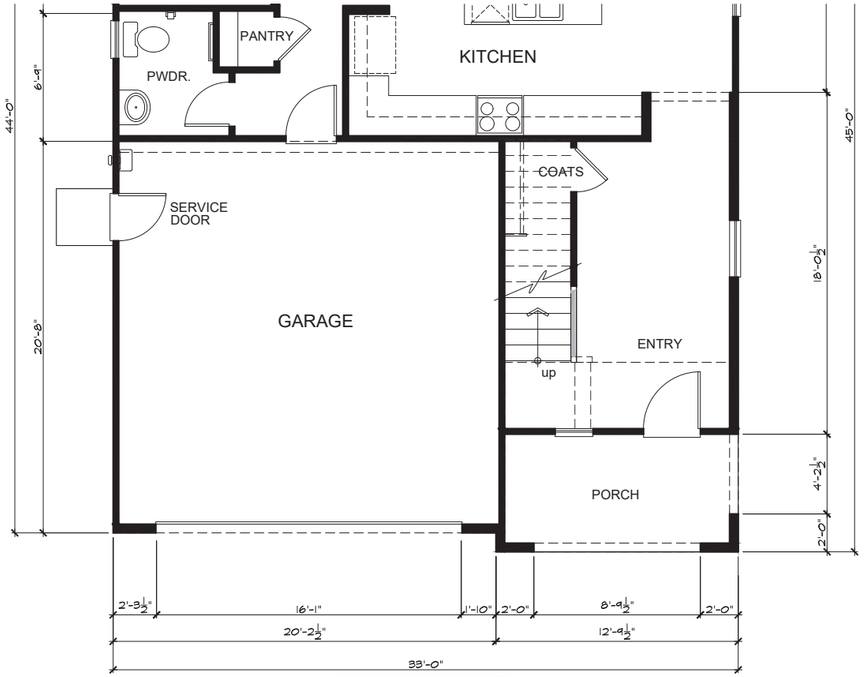
PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



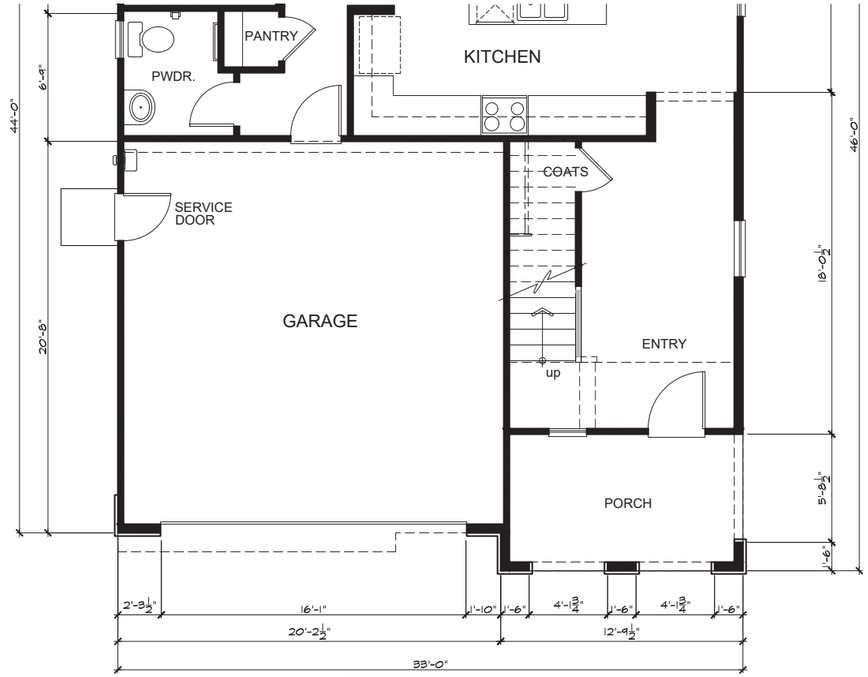
Second Floor Plan 'F'



Second Floor Plan 'D'



First Floor Plan 'F'



First Floor Plan 'D'

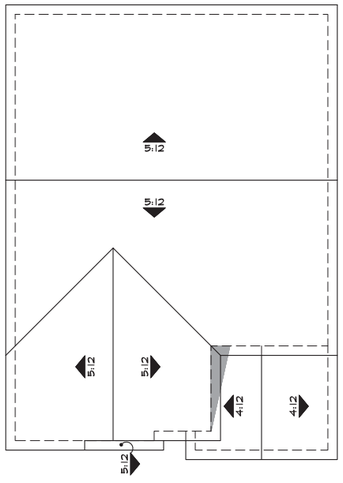
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CITY OF CITRUS HEIGHTS

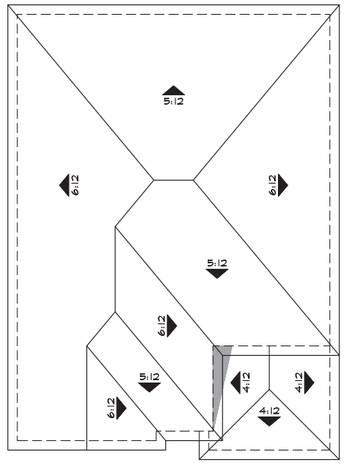
MITCHELL FARMS

TRADITIONAL

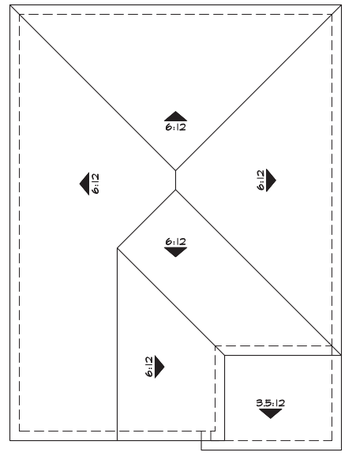
PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

Roof Plans

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

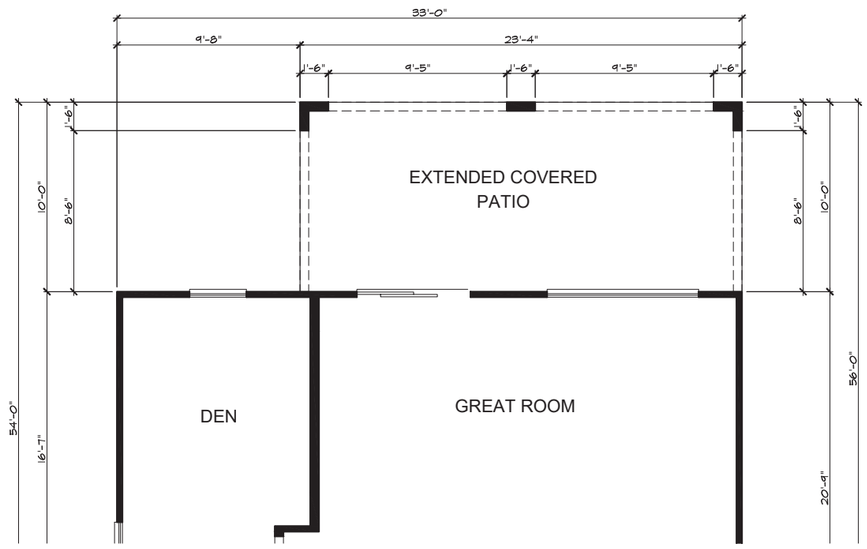
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CITY OF CITRUS HEIGHTS

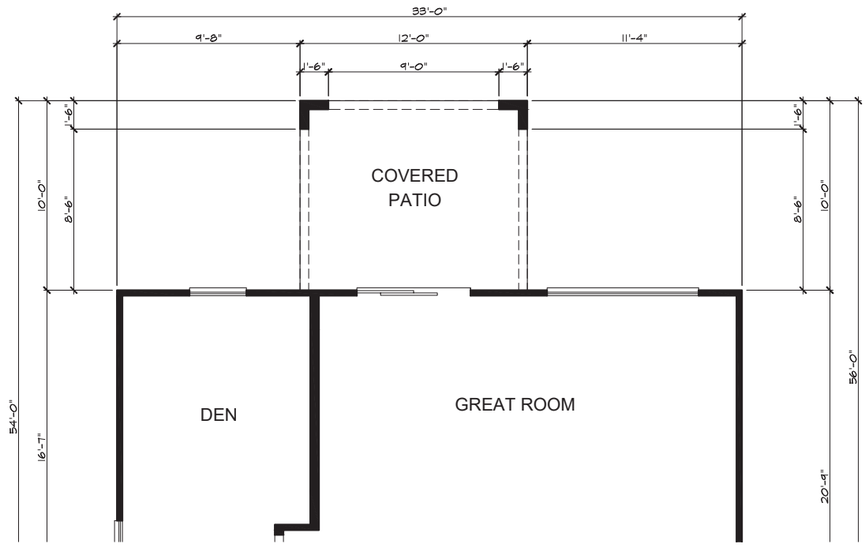
MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Floor Plan at Extended Covered Patio Option



Floor Plan at Covered Patio Option

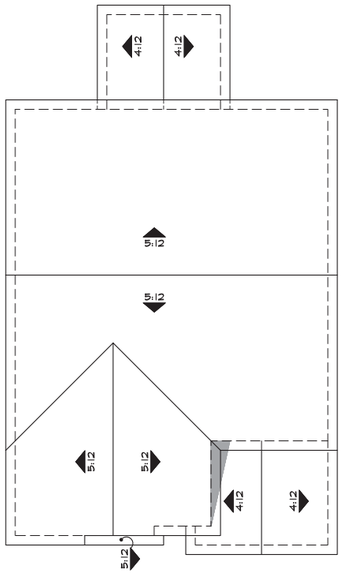
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CITY OF CITRUS HEIGHTS

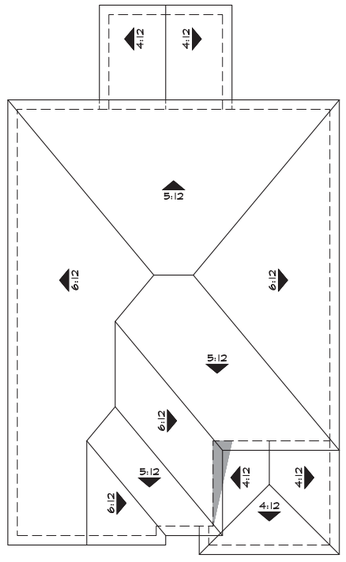
MITCHELL FARMS

TRADITIONAL

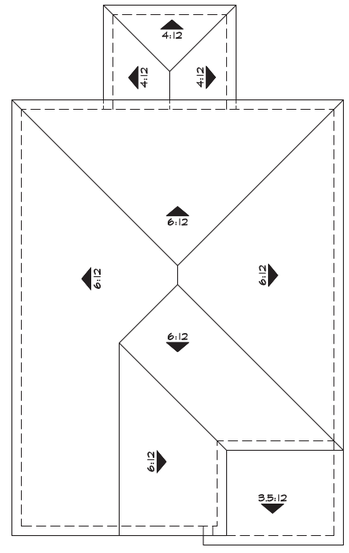
PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

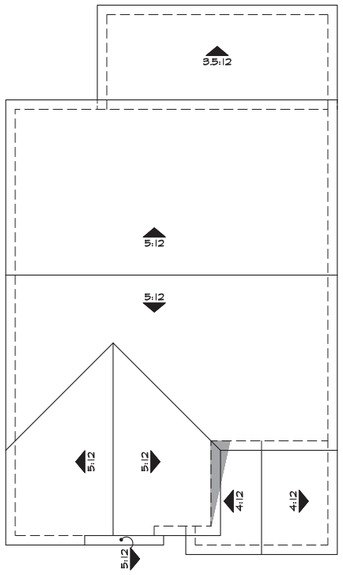
Roof Plans at Covered Patio Option

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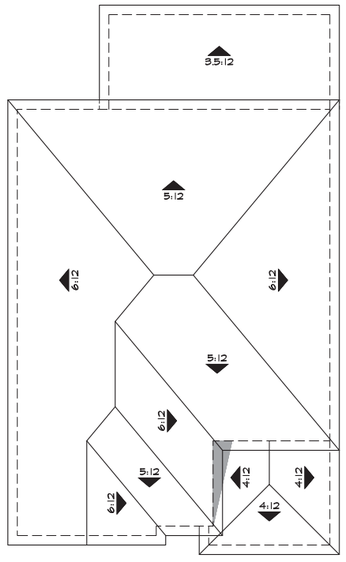
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

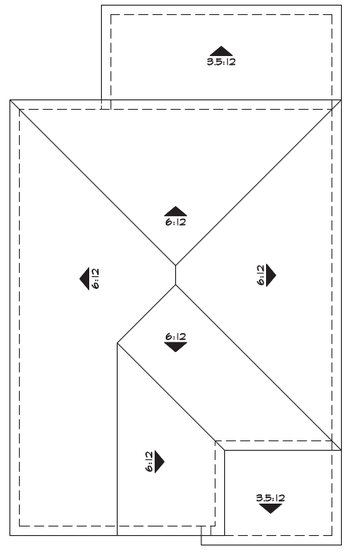
PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

Roof Plans at Extended Covered Patio Option

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Patio Option



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Extended Patio Option



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

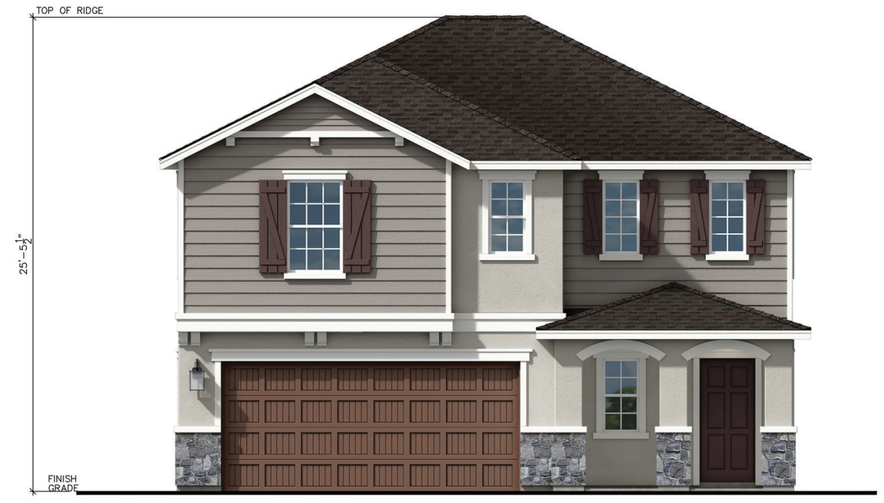
MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Patio Option



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

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JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Extended Patio Option



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2176
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

Covered Patio Option

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'

Covered Extened Patio Option



Rear Elevation 'F'

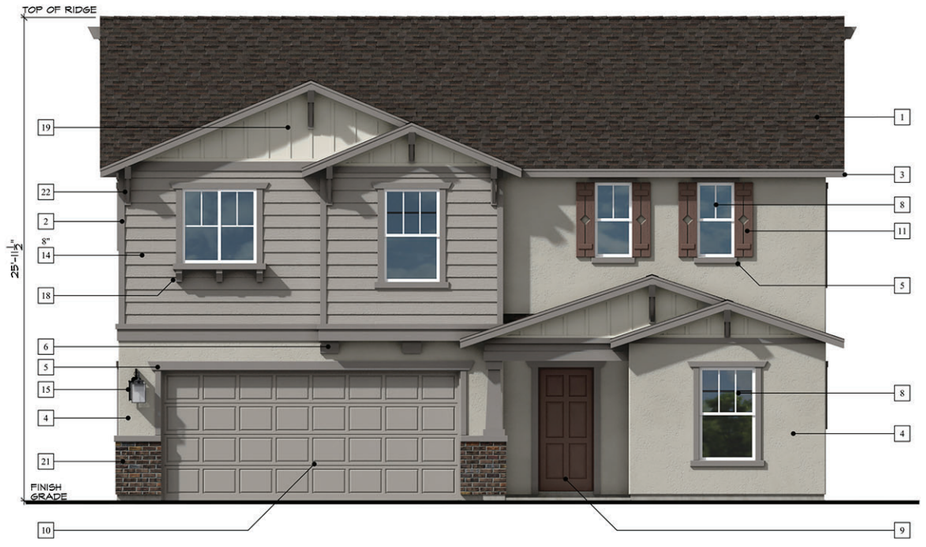
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CITY OF CITRUS HEIGHTS

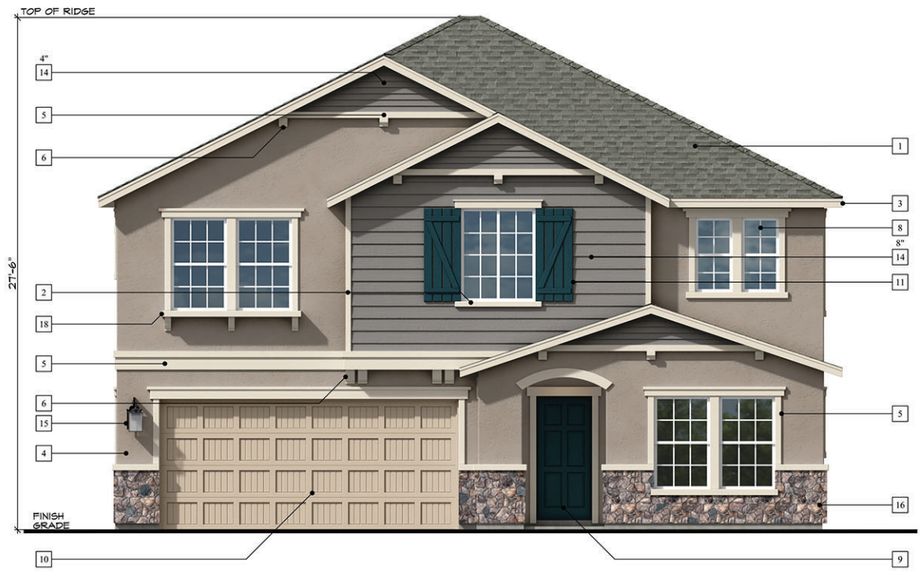
MITCHELL FARMS

TRADITIONAL

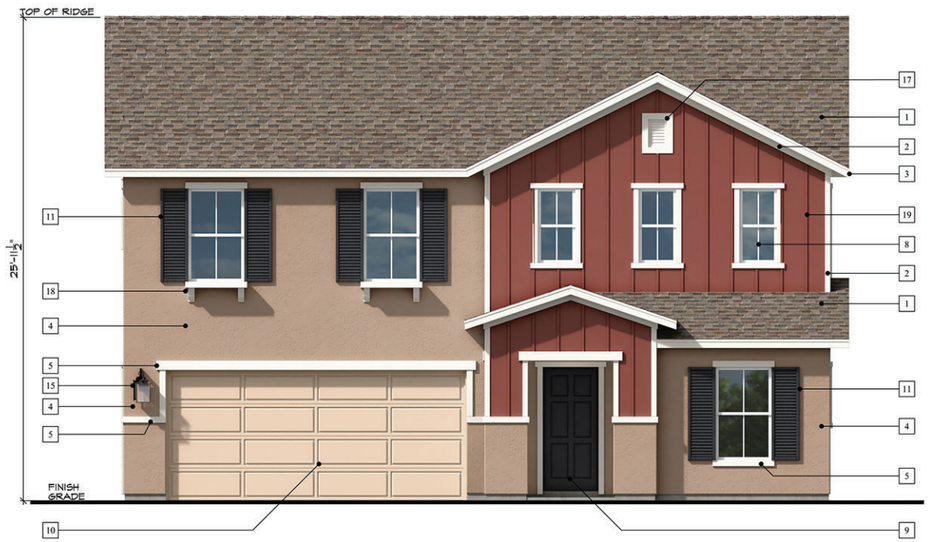
PLAN No. : 233.2162
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Elevation 'B' - Craftsman



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	CEMENTITIOUS FIBER TRIM
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	NOT USED
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE

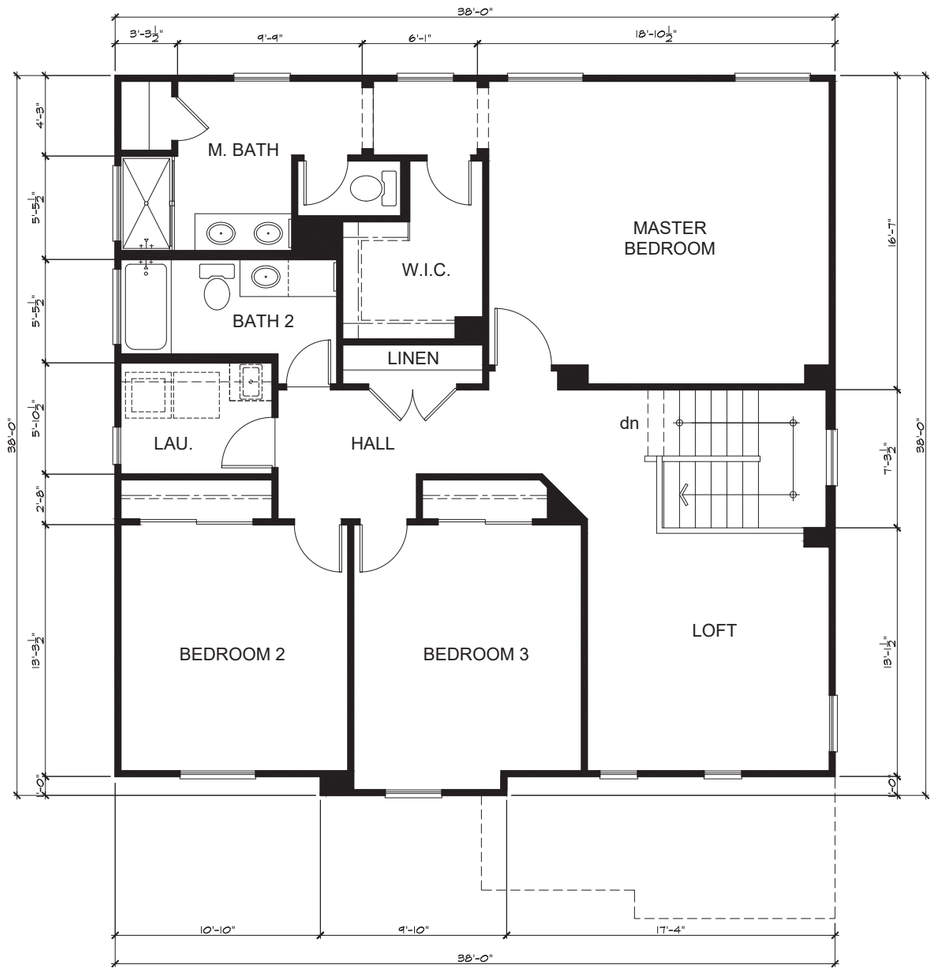
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CITY OF CITRUS HEIGHTS

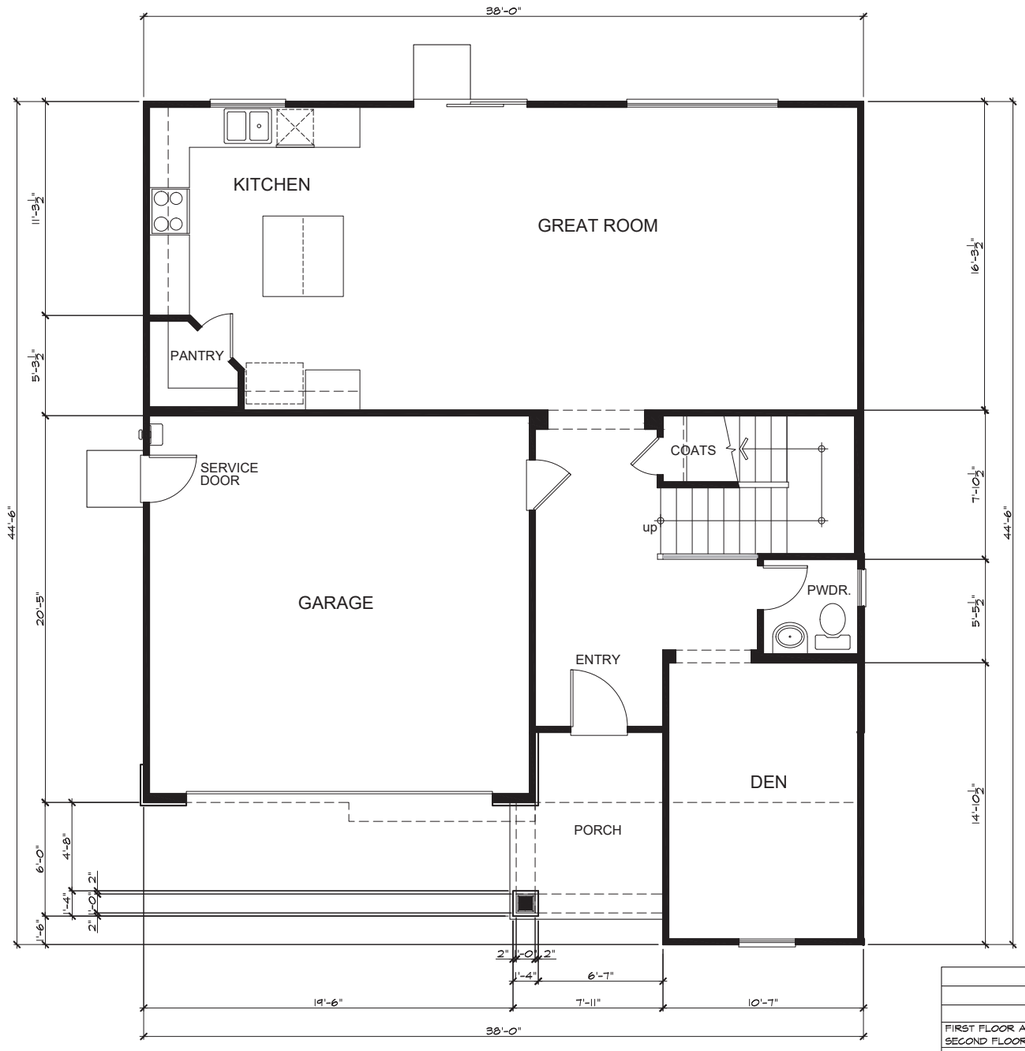
MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE				
PLAN 238.2384				
	'B'	'D'	'F'	
FIRST FLOOR AREA	1043	1043	1043	SQ. FT.
SECOND FLOOR AREA	1341	1345	1352	SQ. FT.
TOTAL AREA	2384	2389	2395	SQ. FT.
GARAGE AREA	417	417	417	SQ. FT.
PORCH AREA	74	85	94	SQ. FT.

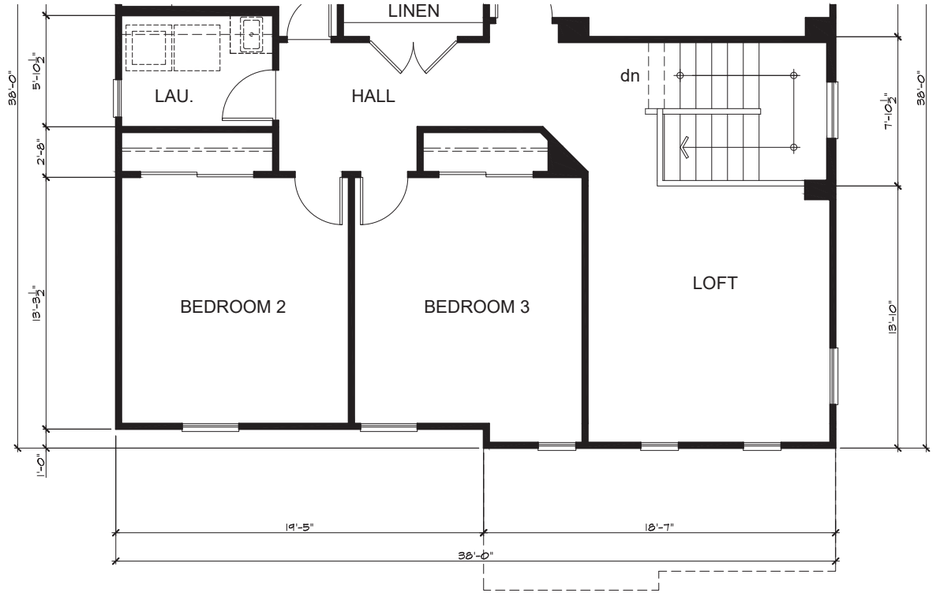
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CITY OF CITRUS HEIGHTS

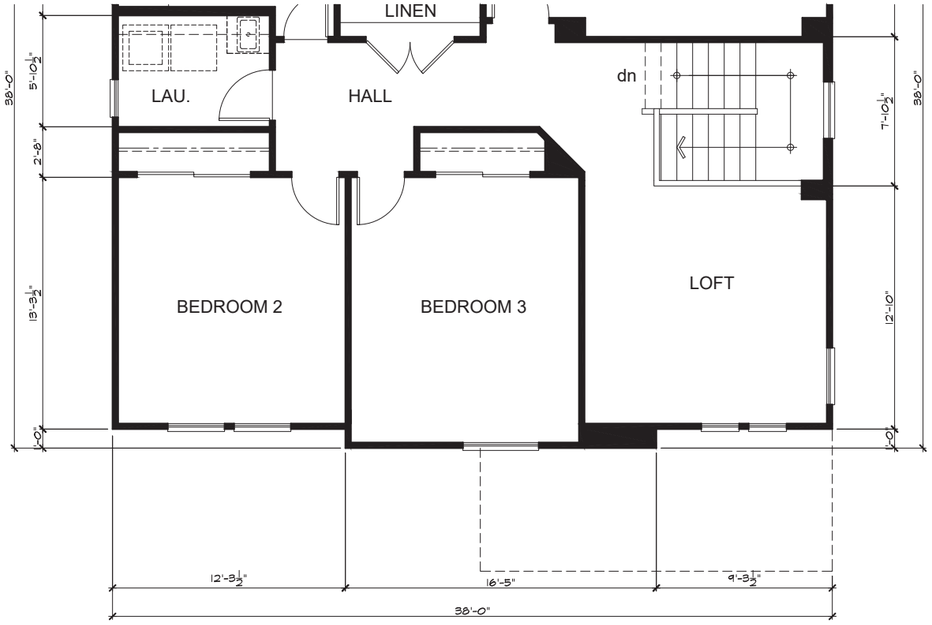
MITCHELL FARMS

TRADITIONAL

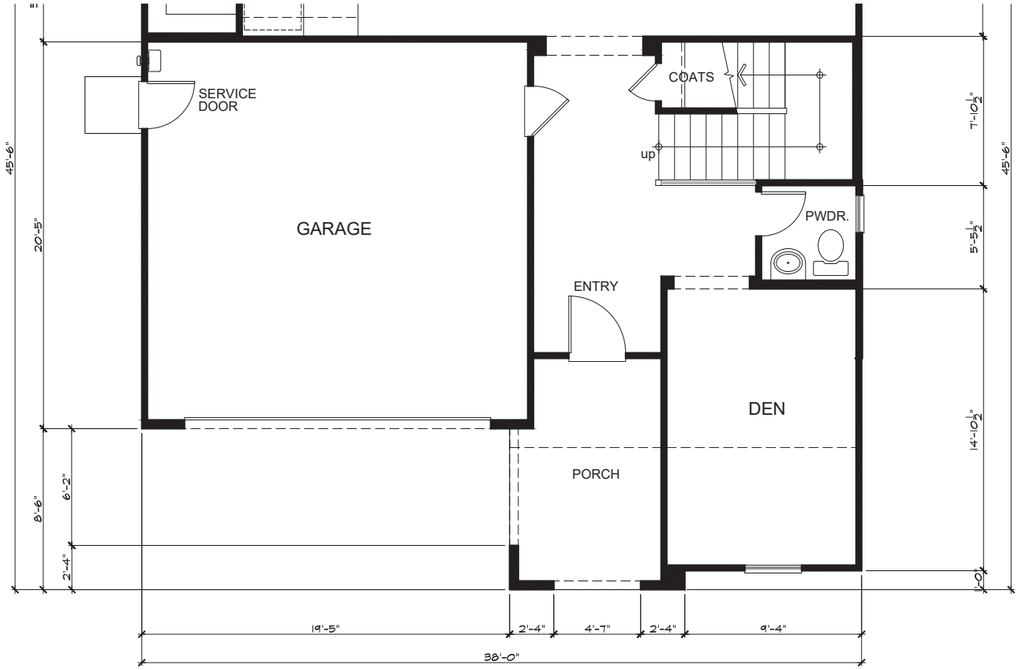
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



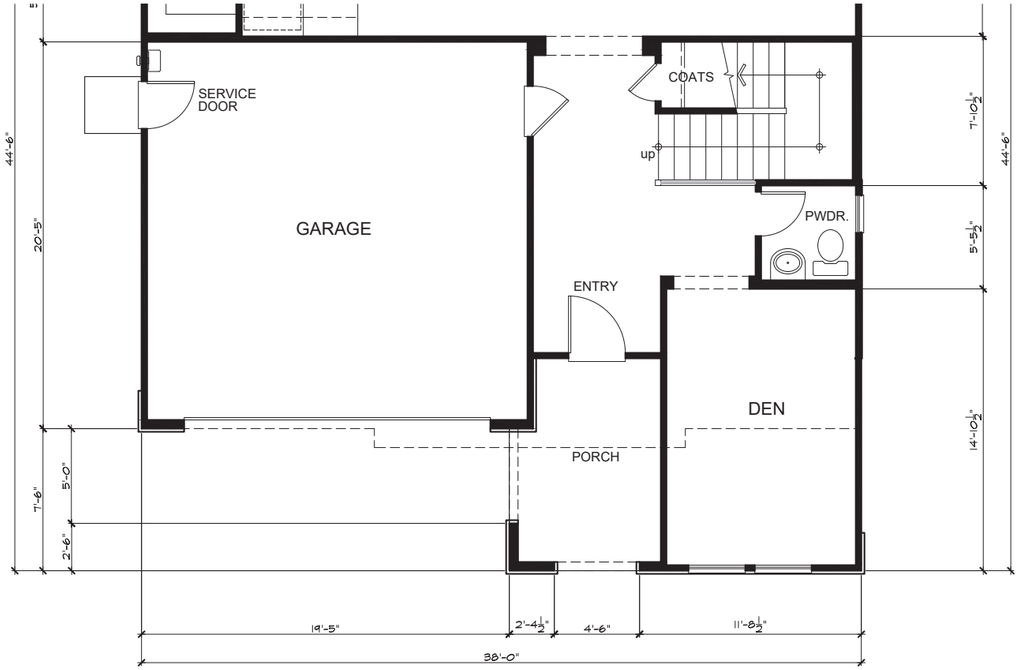
Second Floor Plan 'F'



Second Floor Plan 'D'



First Floor Plan 'F'



First Floor Plan 'D'

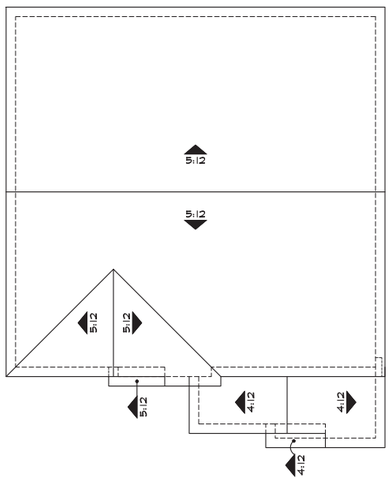
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CITY OF CITRUS HEIGHTS

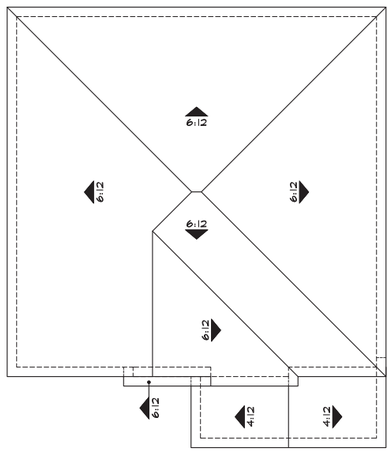
MITCHELL FARMS

TRADITIONAL

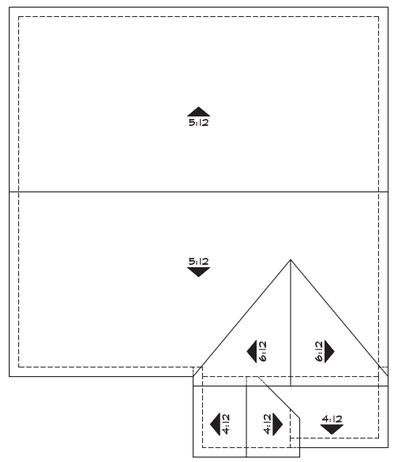
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

Roof Plans

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

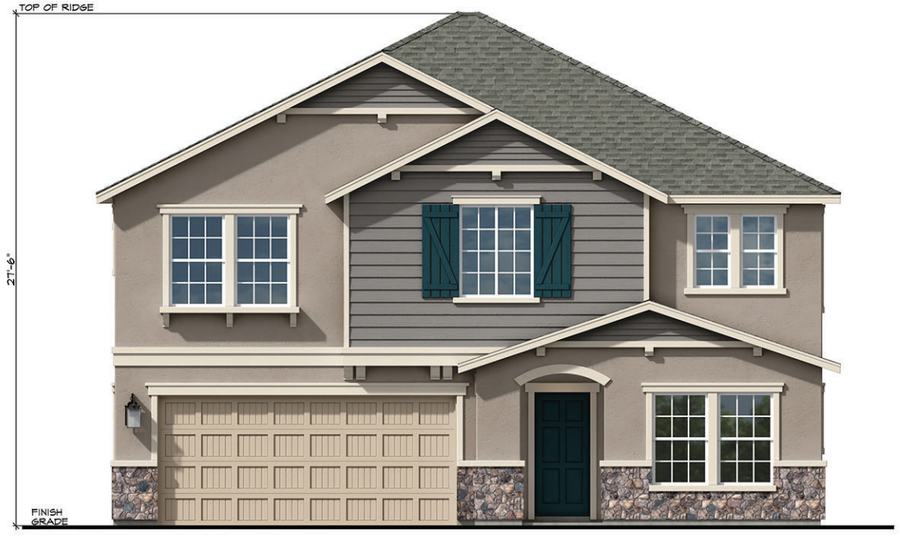
MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

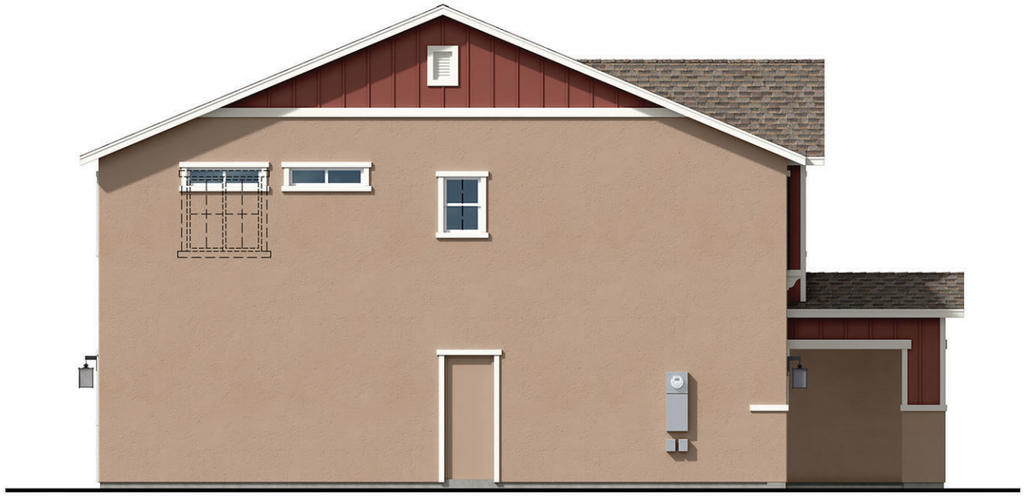
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

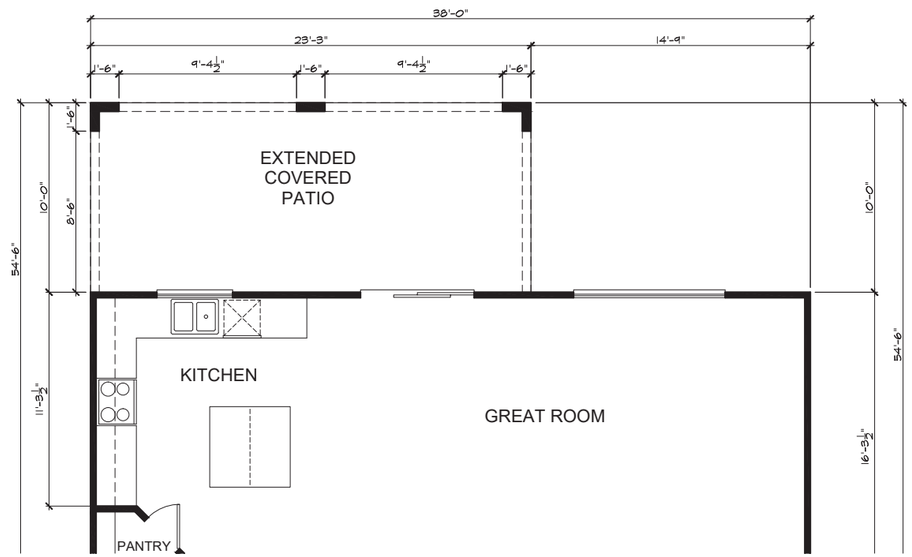
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CITY OF CITRUS HEIGHTS

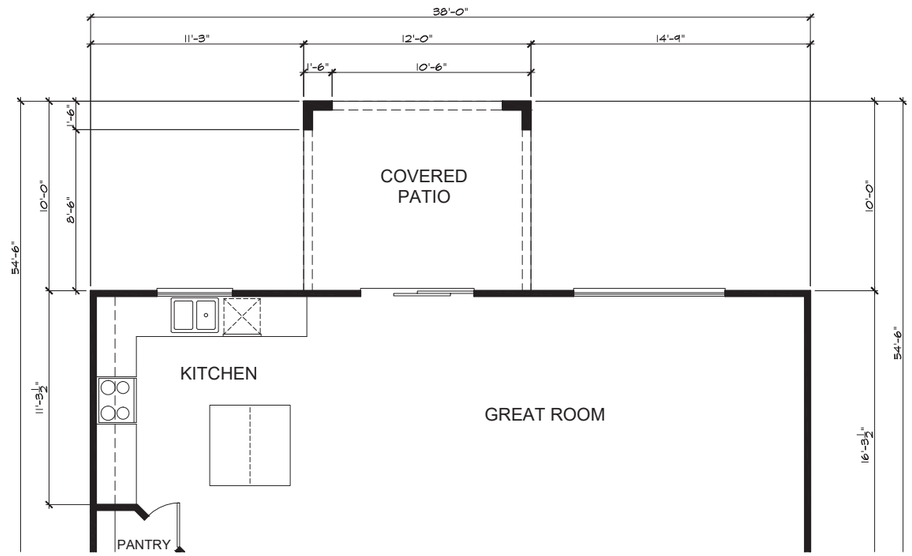
MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 02, 2019



Floor Plan at Extended Covered Patio Option



Floor Plan at Covered Patio Option

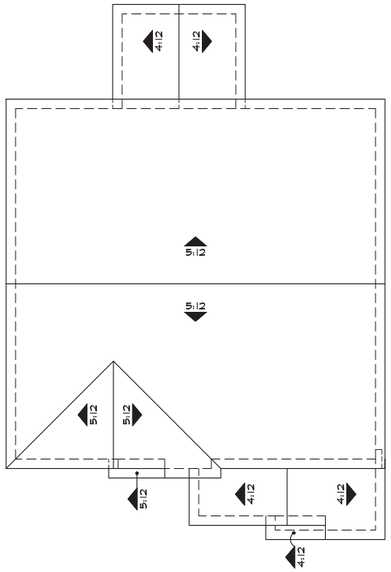
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CITY OF CITRUS HEIGHTS

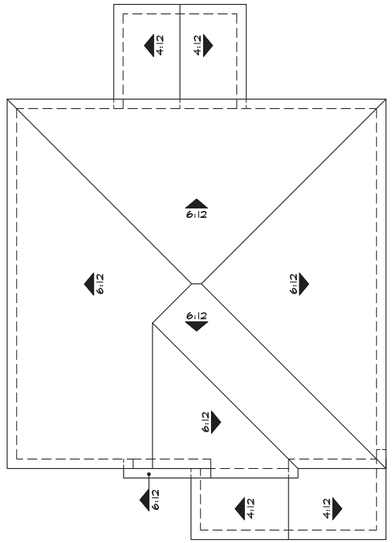
MITCHELL FARMS

TRADITIONAL

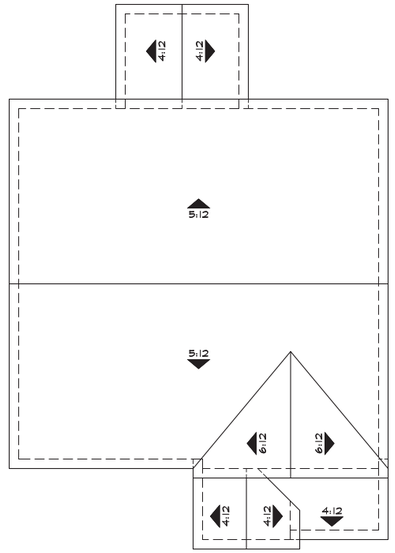
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

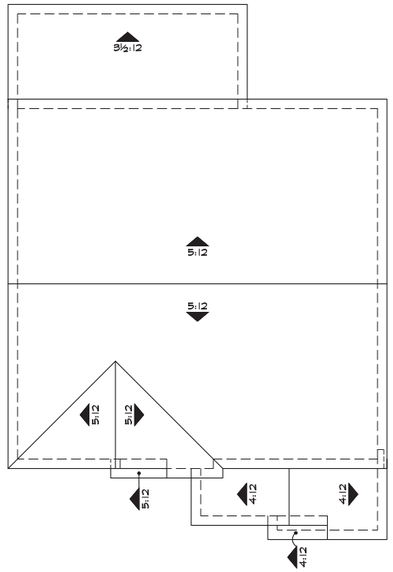
Roof Plans at Covered Patio Option

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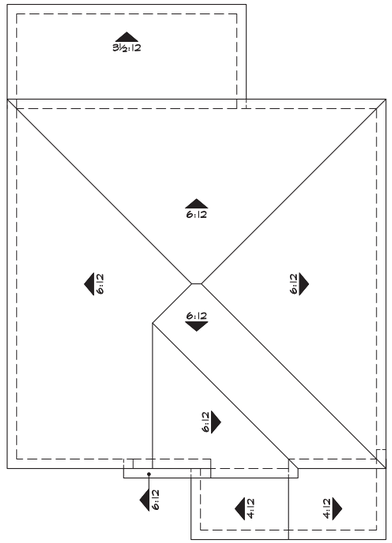
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

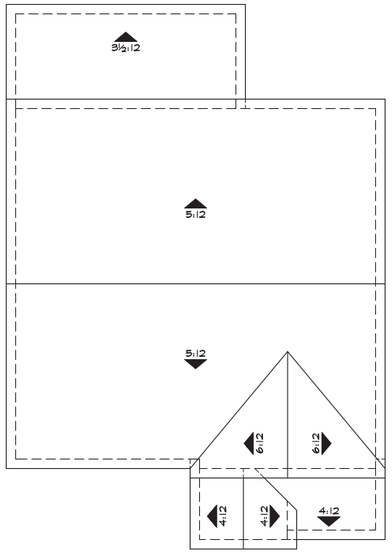
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



'B'



'D'



'F'

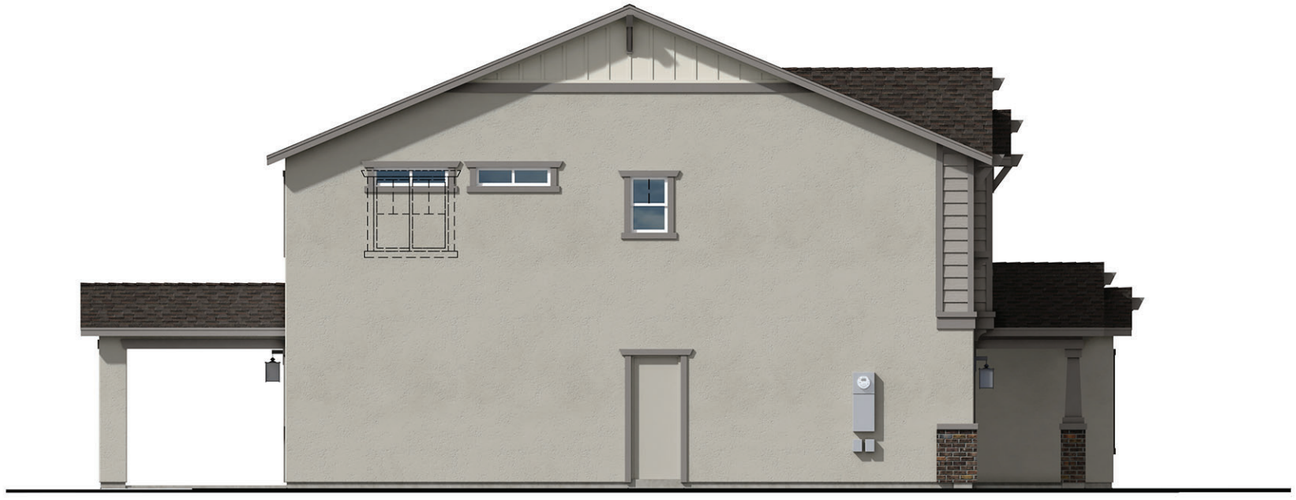
Roof Plans at Extended Covered Patio Option

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 15, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Patio Option



Rear Elevation 'B'

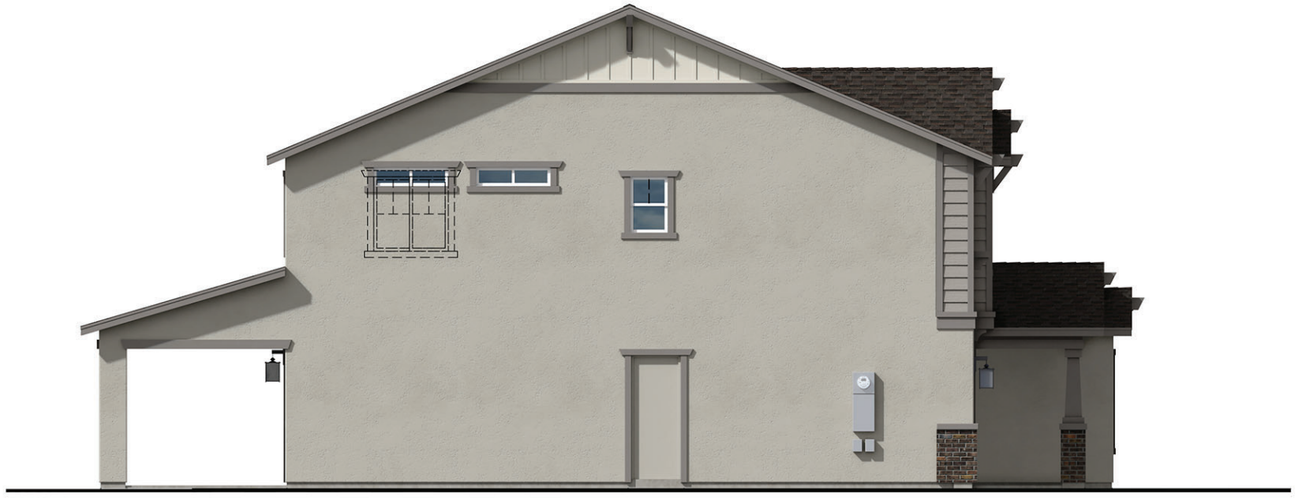
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Extended Patio Option



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

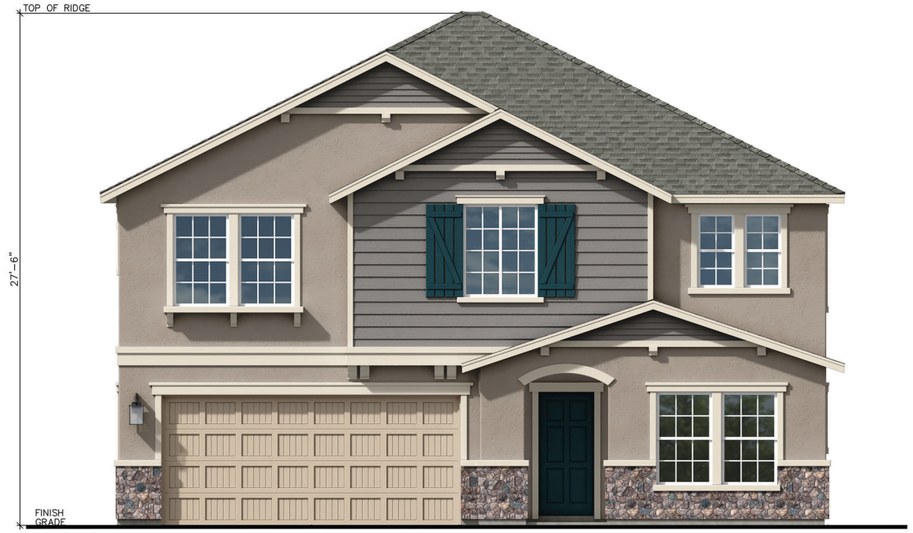
MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

Covered Patio Option

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CITY OF CITRUS HEIGHTS

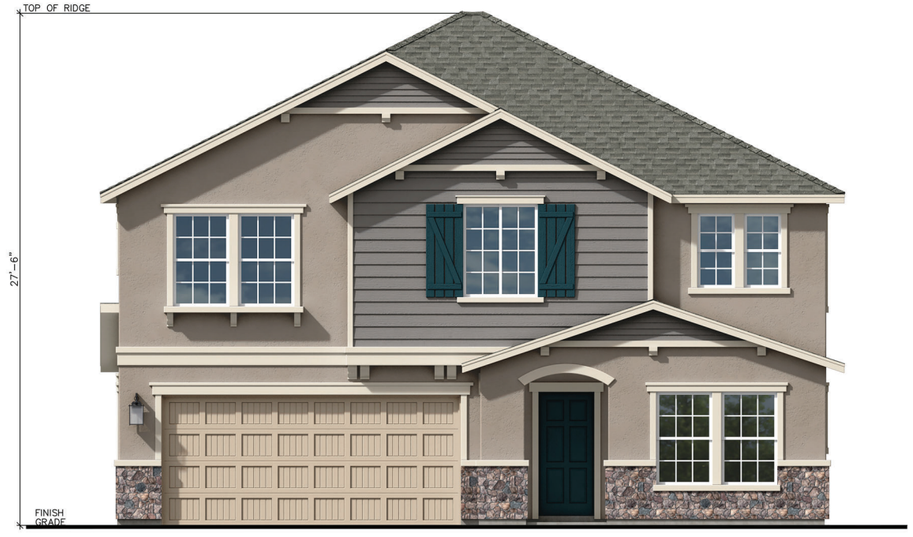
MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

Covered Extended Patio Option

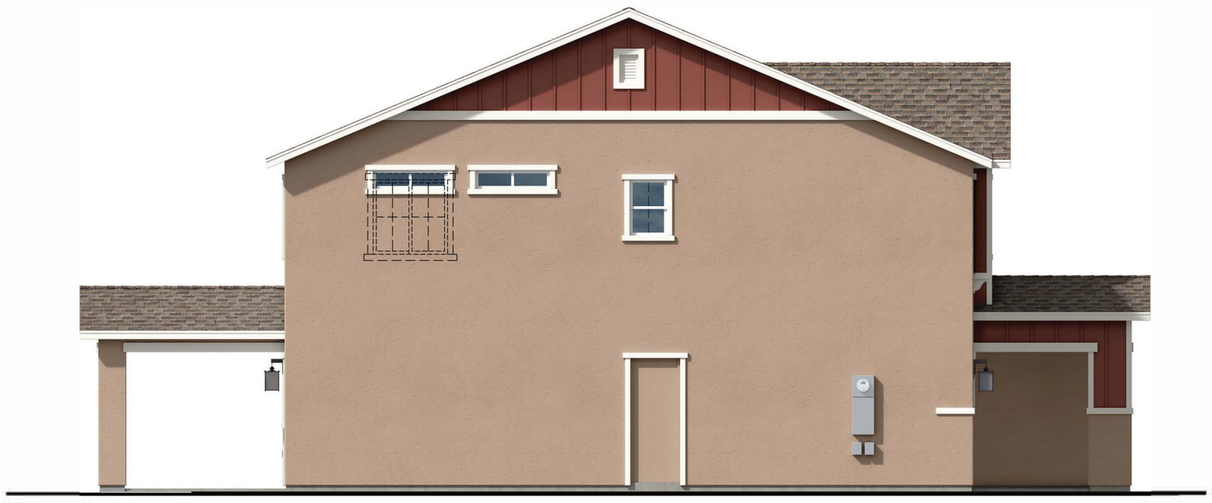
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

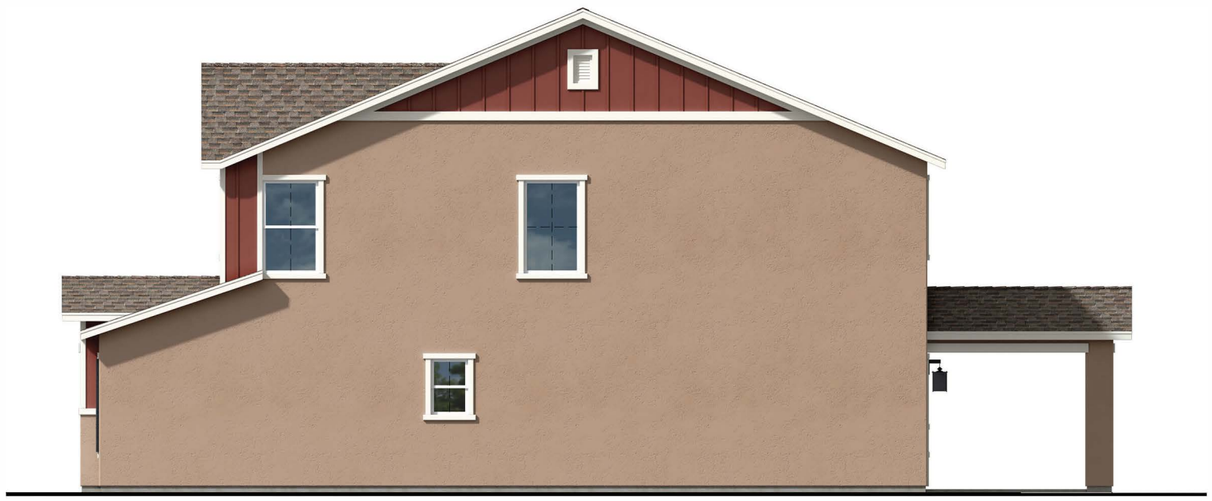
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'

Covered Patio Option



Rear Elevation 'F'

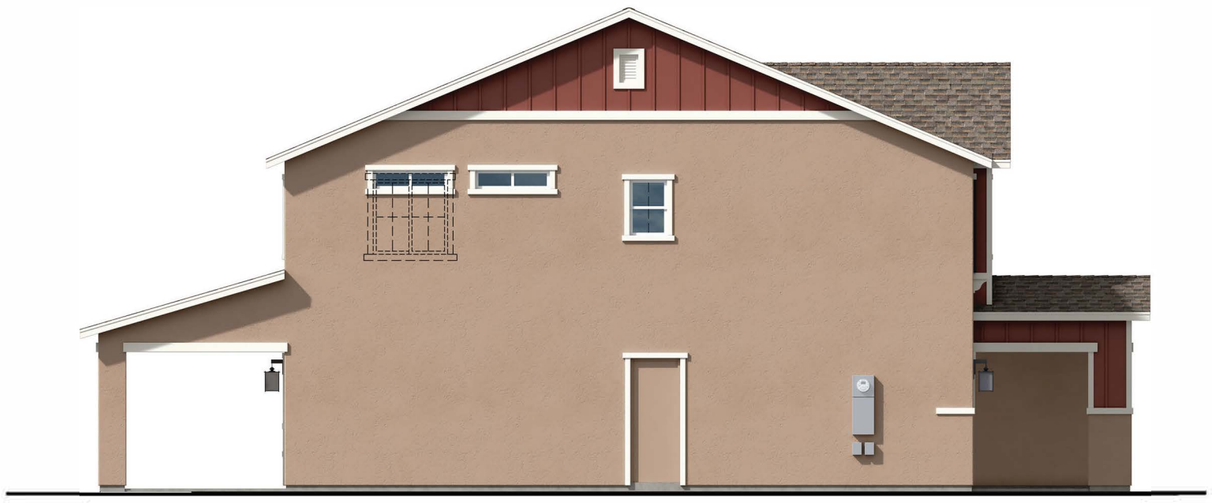
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

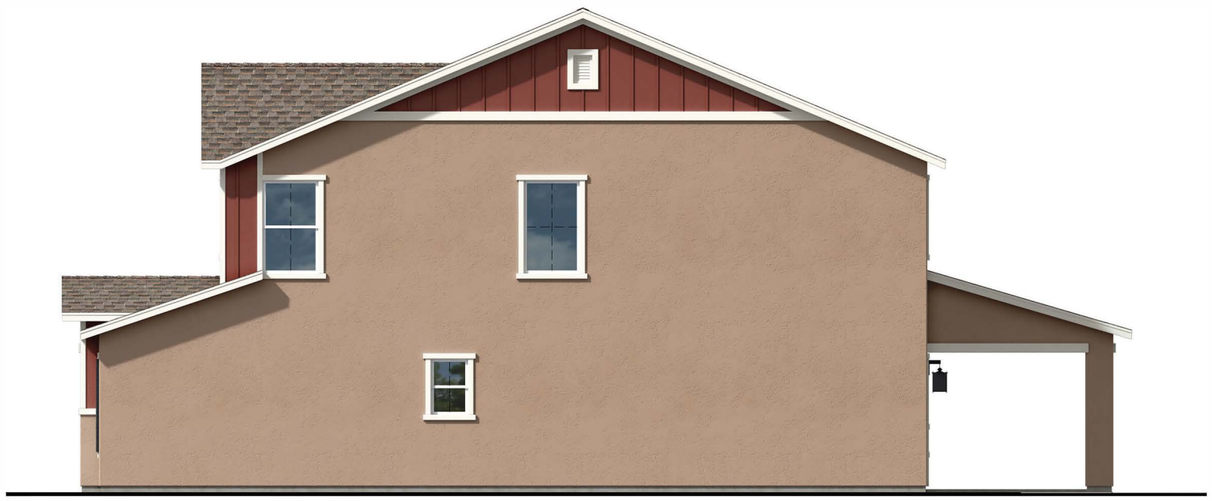
PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Covered Extened Patio Option

Rear Elevation 'F'

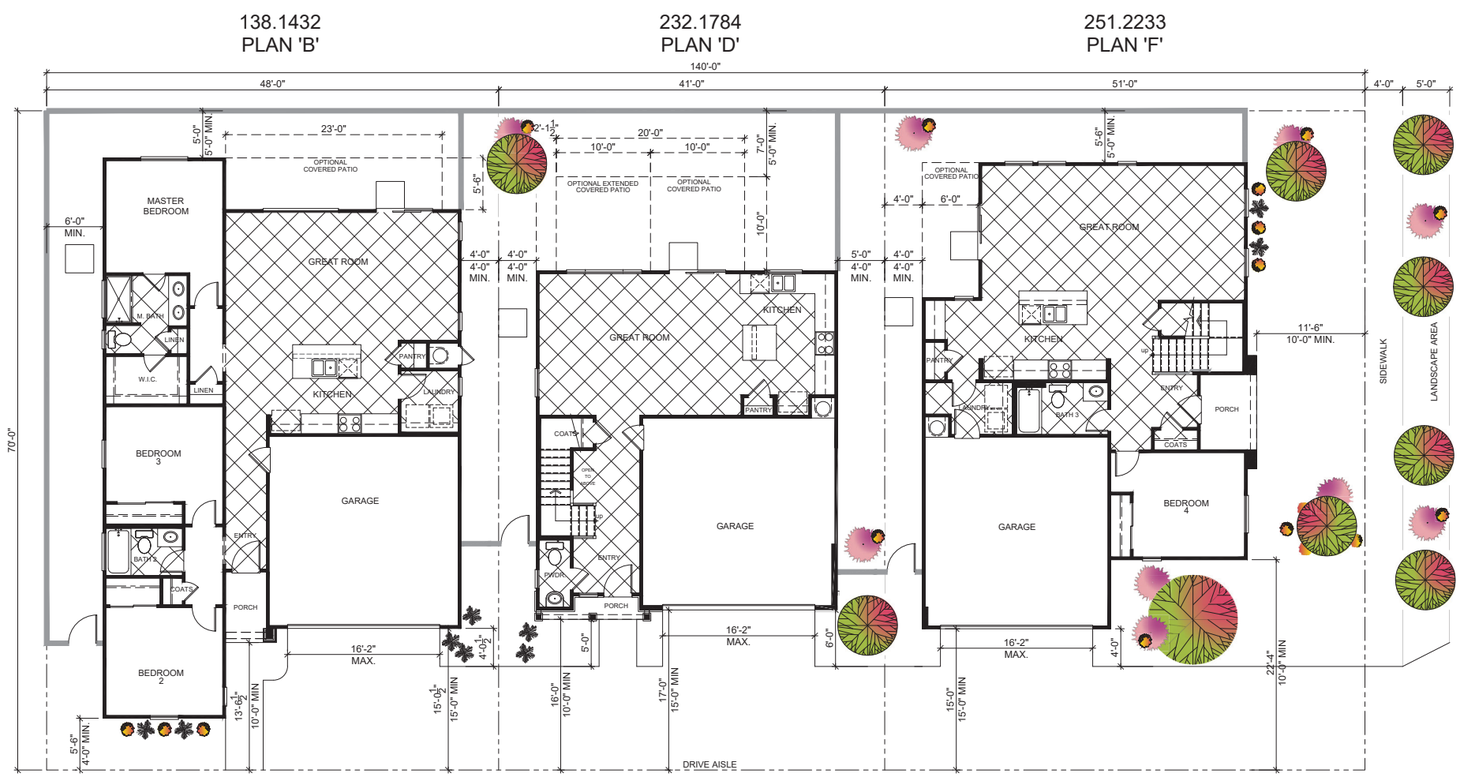
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

TRADITIONAL

PLAN No. : 238.2384
JOB No. : 600999_102
STORY: 2-STORY
October 14, 2019



Conceptual Street Scene

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CITY OF CITRUS HEIGHTS

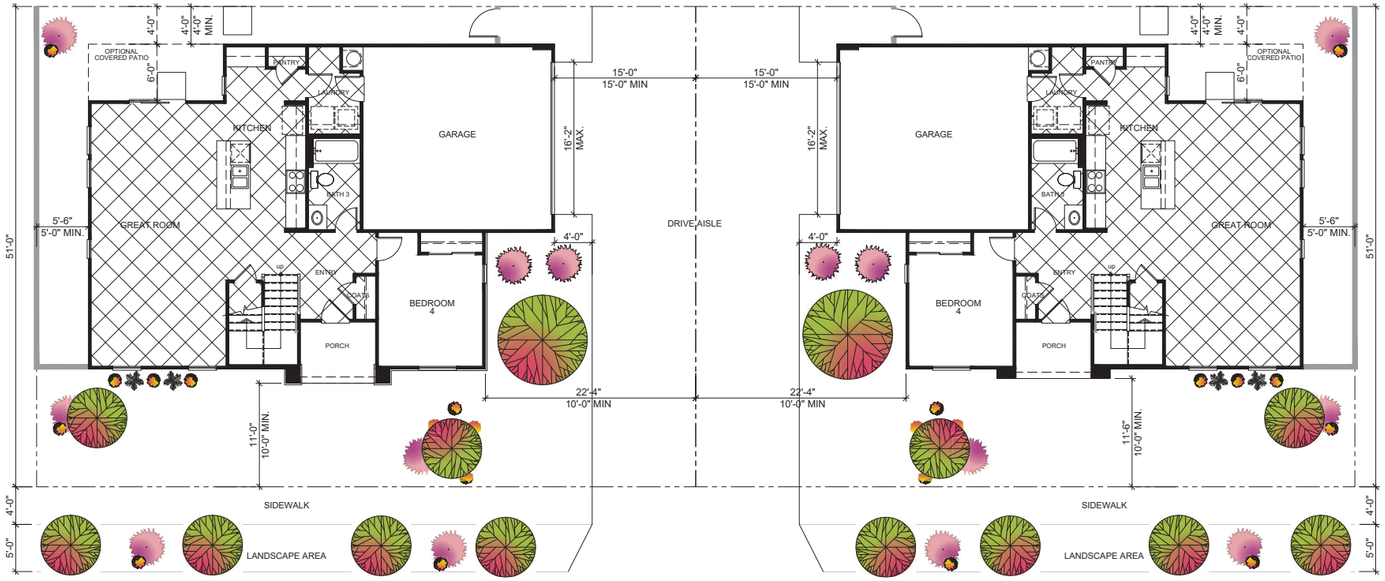
MITCHELL FARMS

PATIO HOMES

PLAN No. : Street Scene
JOB No. : 600999_102
STORY: 1&2-STORY
DECEMBER 26, 2019

251.2233
PLAN 'D'

251.2233
PLAN 'F'



Conceptual Street Scene

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : Street Scene
JOB No. : 600999_102
STORY: 1&2-STORY
DECEMBER 26, 2019



Front Elevation 'B' - Craftsman

1454

Front Elevation 'D' - Cottage

1799

Front Elevation 'F' - California Ranch

2249

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

JOB No. : 600999_102
STORY: 2-STORY
OCTOBER 04, 2019



Elevation 'D' - Cottage

2249

Front Elevation 'F' - California Ranch

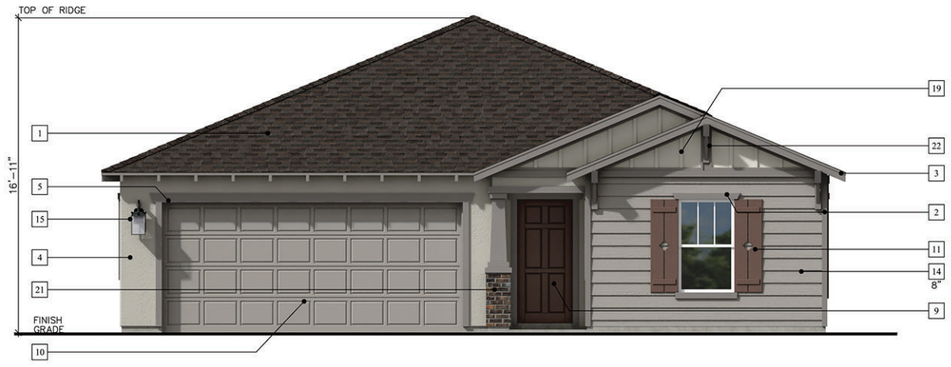
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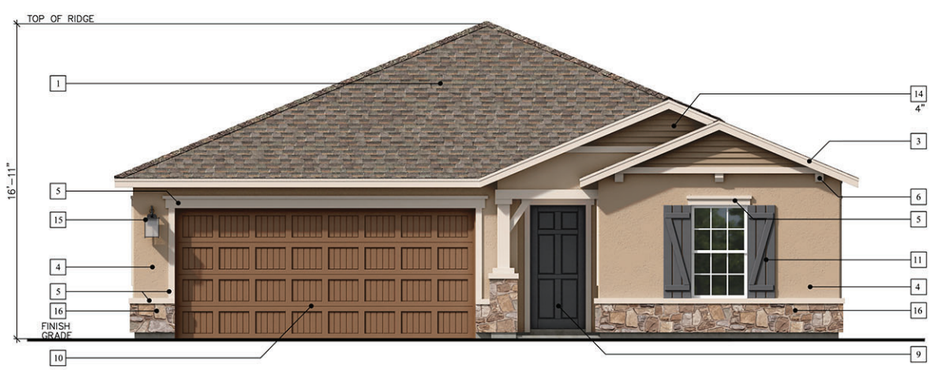
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

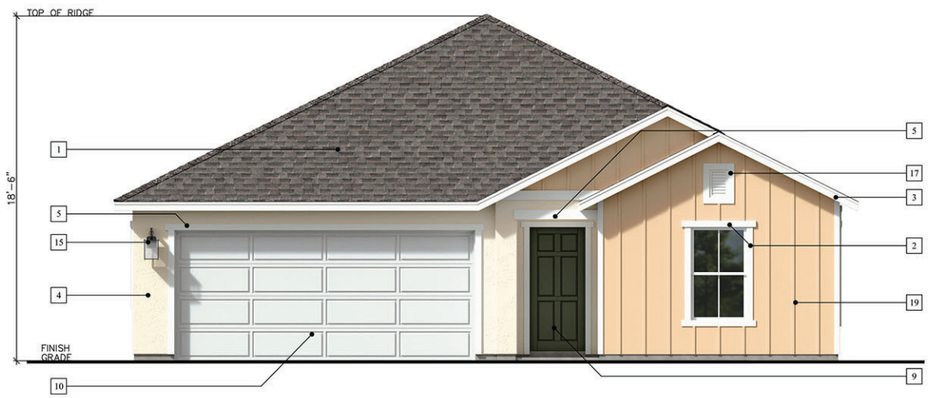
JOB No. : 600999_102
STORY: 2-STORY
OCTOBER 04, 2019



Elevation 'B' - Craftsman



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	CEMENTITIOUS FIBER TRIM
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	NOT USED
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE

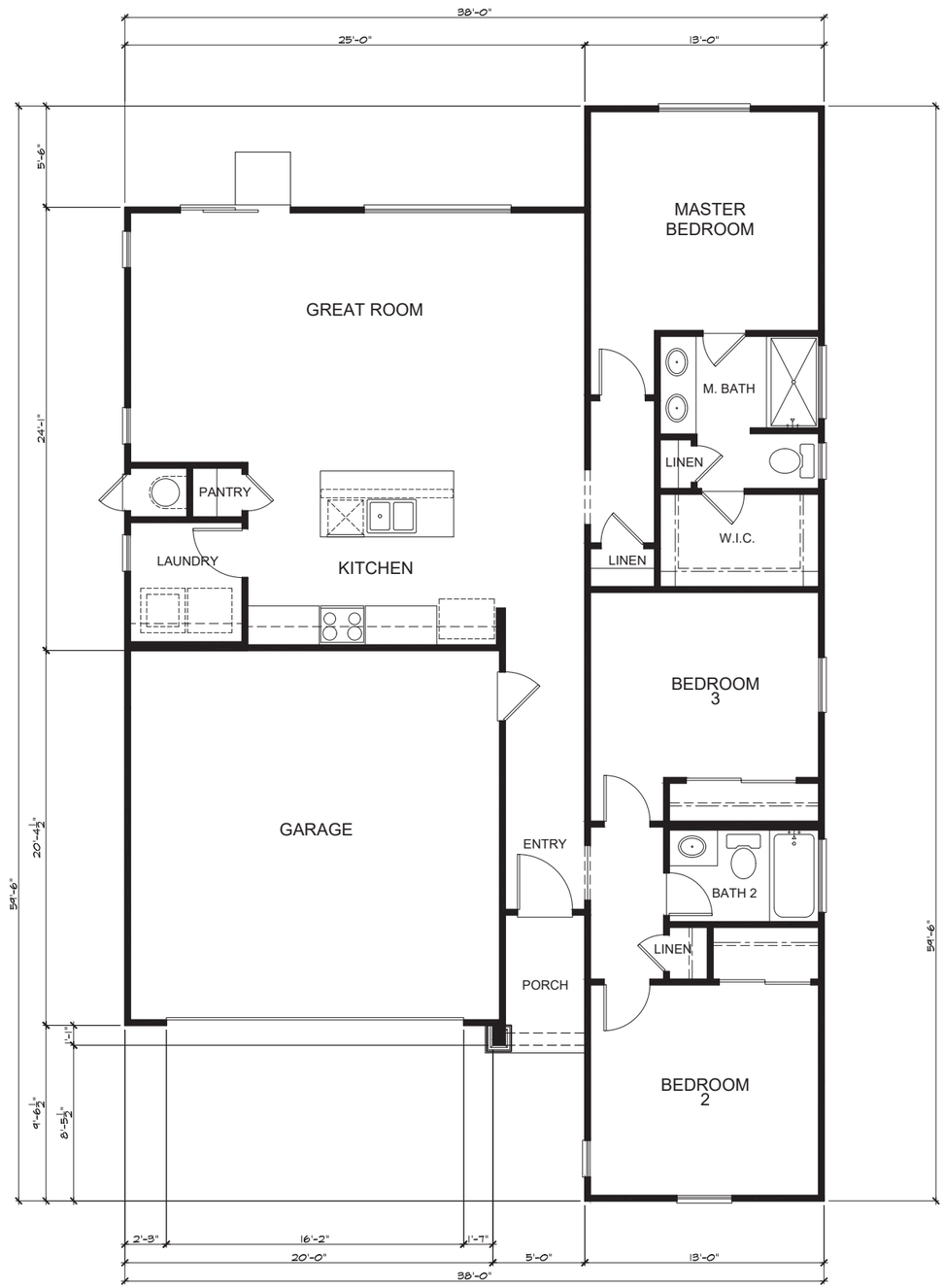
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Floor Plan 'B'

SQUARE FOOTAGE PLAN 138.1432	'B'	'D'	'F'	
FIRST FLOOR AREA	1432	1432	1432	SQ. FT.
TOTAL AREA	1432	1432	1432	SQ. FT.
GARAGE AREA	417	417	417	SQ. FT.
PORCH AREA	34	32	34	SQ. FT.
OPT. COVD. PATIO	127	127	127	SQ. FT.

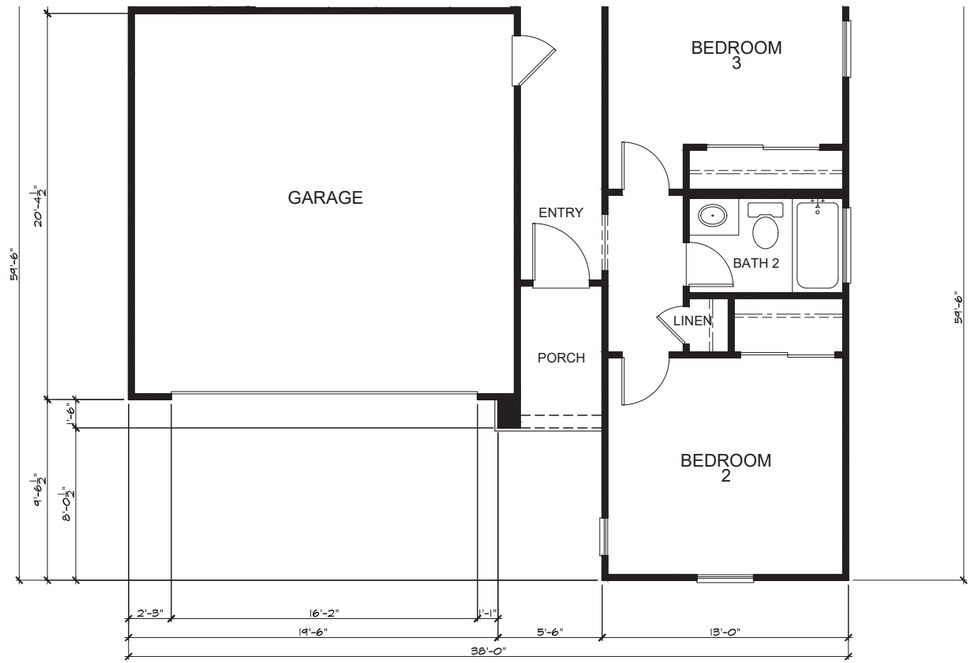
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CITY OF CITRUS HEIGHTS

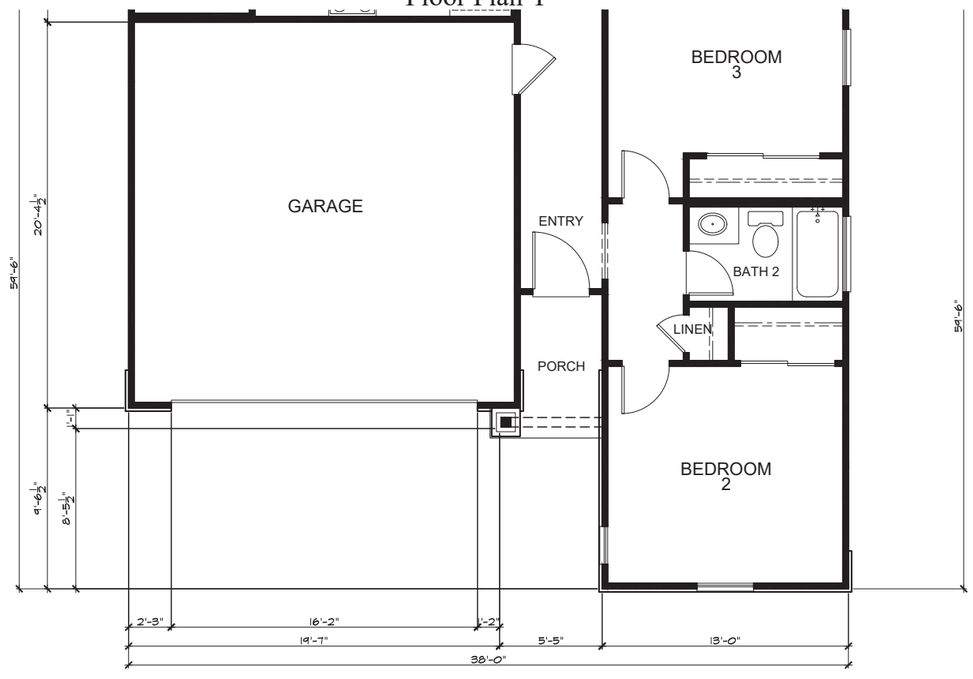
MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Floor Plan 'F'



Floor Plan 'D'

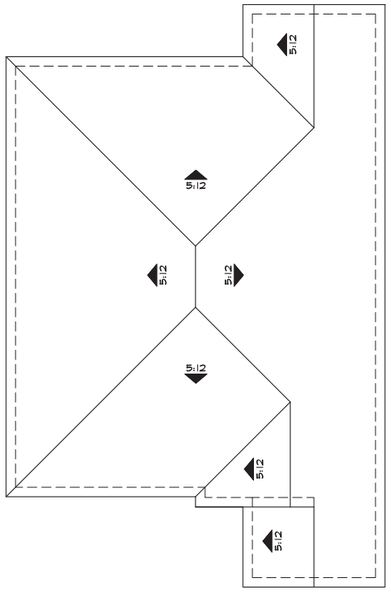
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CITY OF CITRUS HEIGHTS

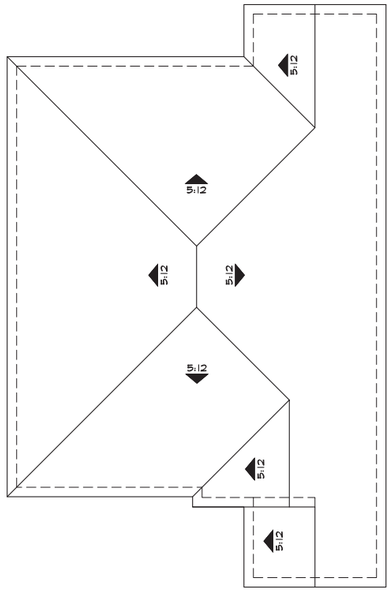
MITCHELL FARMS

PATIO HOMES

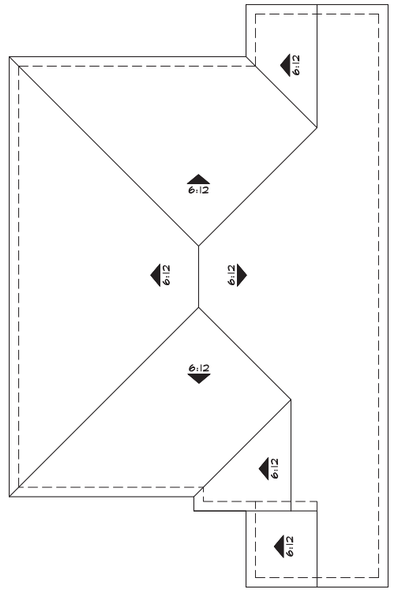
PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

Roof Plans

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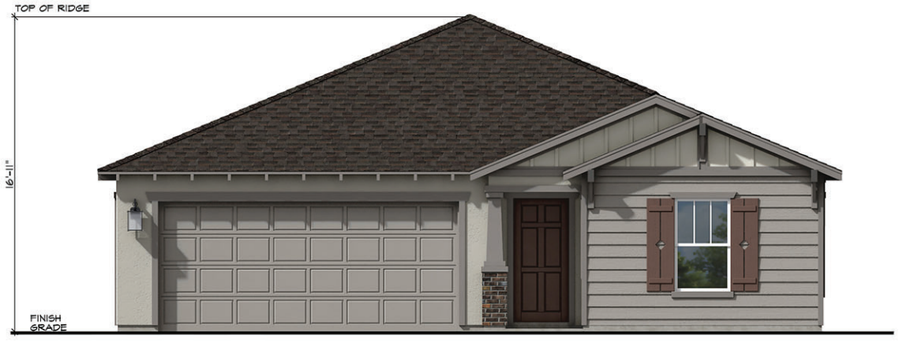
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
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Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

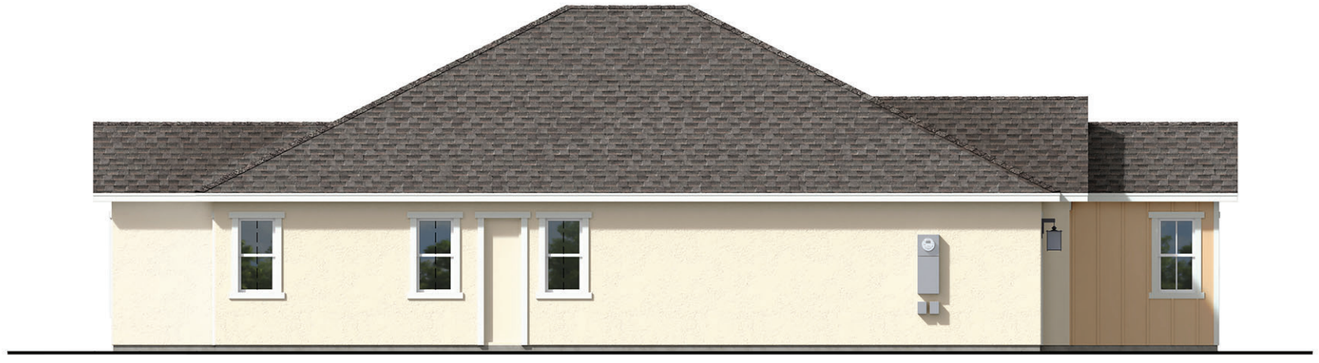
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

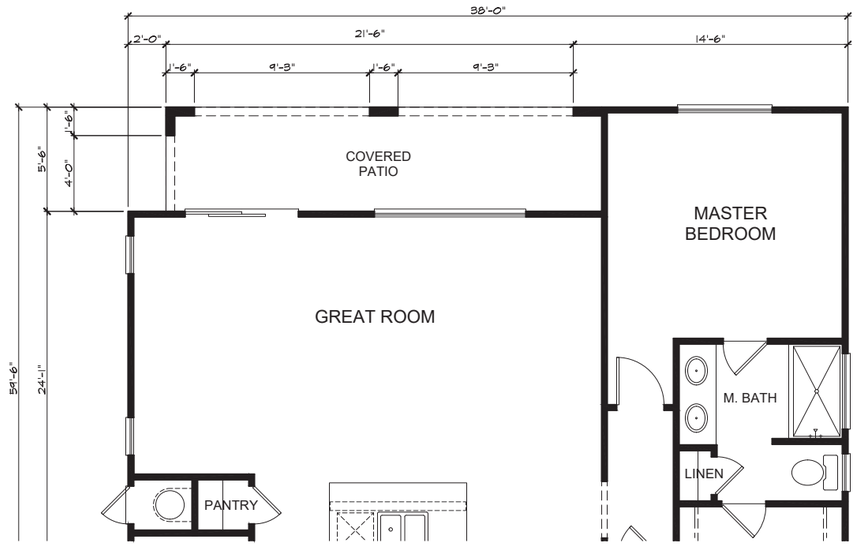
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Floor Plan at Covered Patio Option

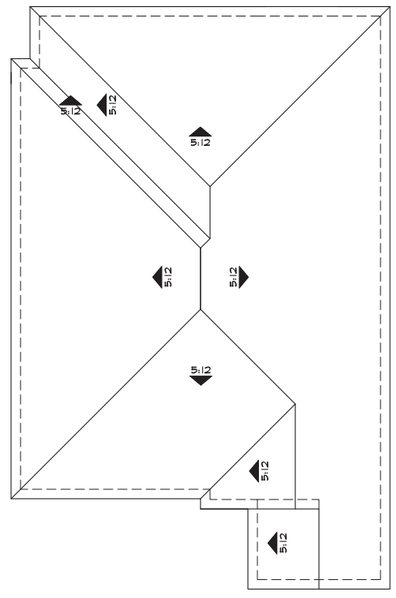
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CITY OF CITRUS HEIGHTS

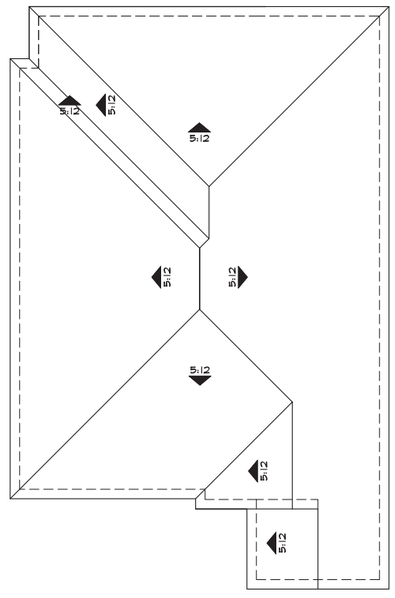
MITCHELL FARMS

PATIO HOMES

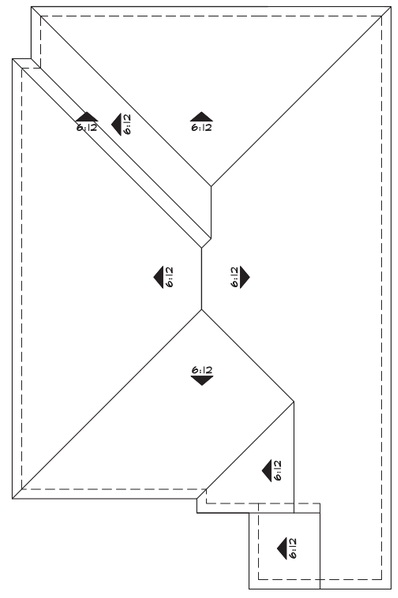
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JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

Roof Plans at Covered Patio Option

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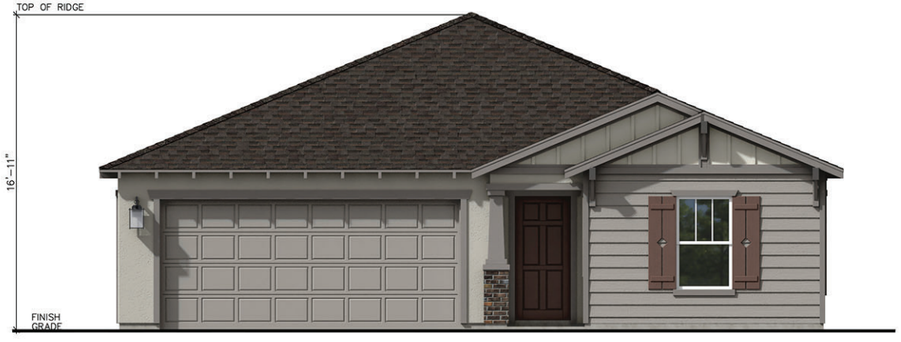
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Patio Option



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

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PLAN No. : 138.1432
JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Patio Option



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 138.1432
JOB No. : 600999_102
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DECEMBER 26. 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Covered Patio Option

Rear Elevation 'F'

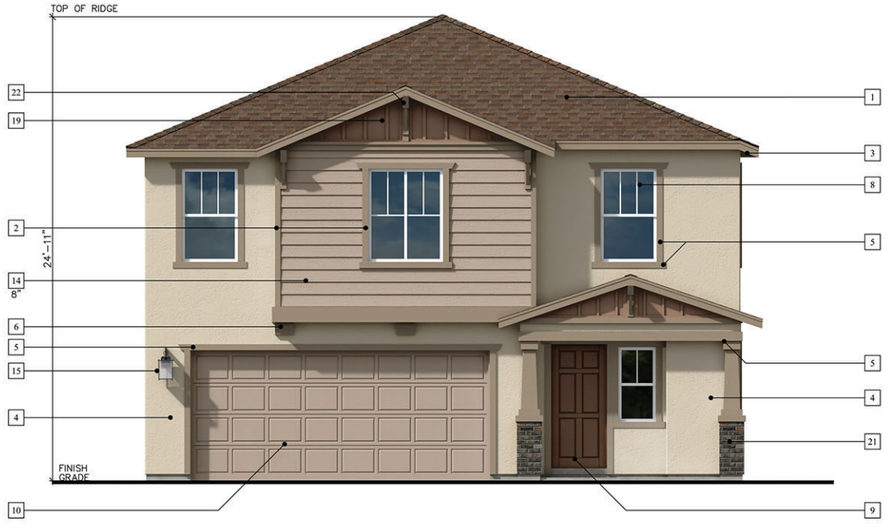
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

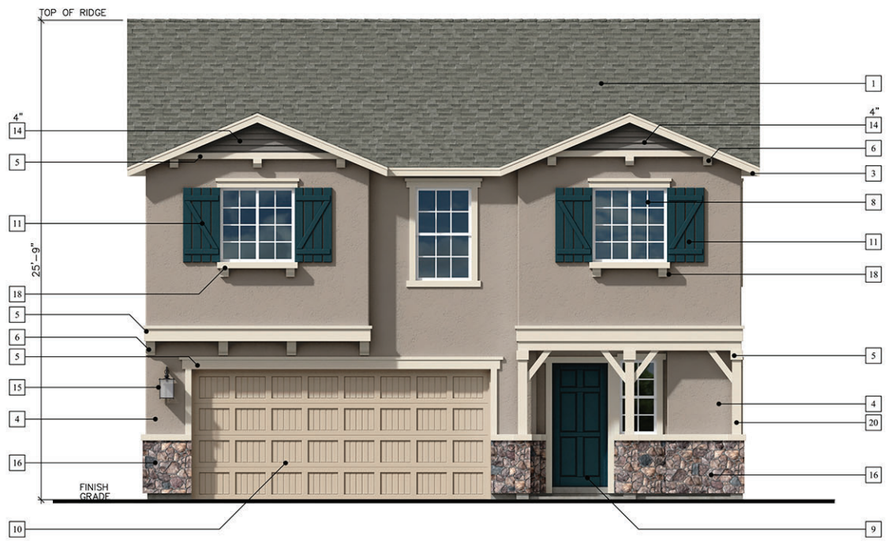
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JOB No. : 600999_102
STORY: 1-STORY
DECEMBER 26. 2019



Elevation 'B' - Craftsman

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	NOT USED
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	DECORATIVE CLAY PIPES
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

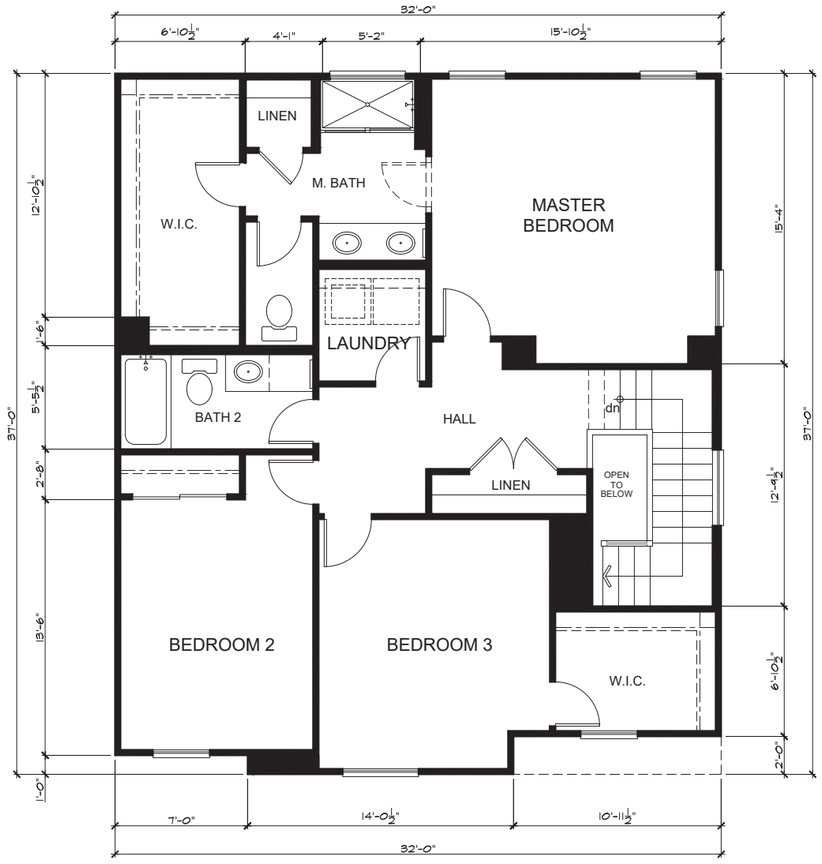
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CITY OF CITRUS HEIGHTS

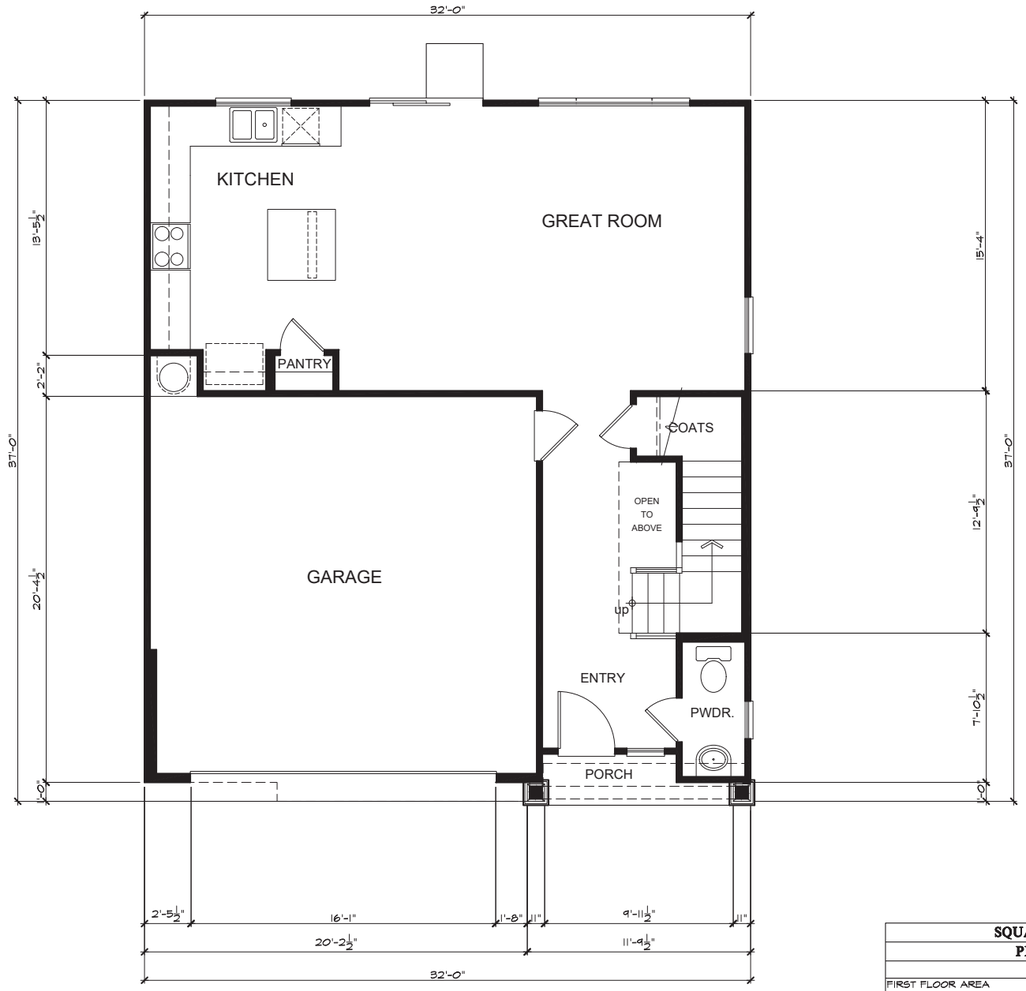
MITCHELL FARMS

PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE				
PLAN 232.1784				
	'B'	'D'	'F'	
FIRST FLOOR AREA	713	713	713	SQ. FT.
SECOND FLOOR AREA	1071	1082	1071	SQ. FT.
TOTAL AREA	1784	1795	1784	SQ. FT.
GARAGE AREA	429	429	429	SQ. FT.
PORCH AREA	22	23	23	SQ. FT.
OPT. COVD. PATIO	100	100	100	SQ. FT.
OPT. ENL. COVD. PATIO	200	200	200	SQ. FT.

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CITY OF CITRUS HEIGHTS

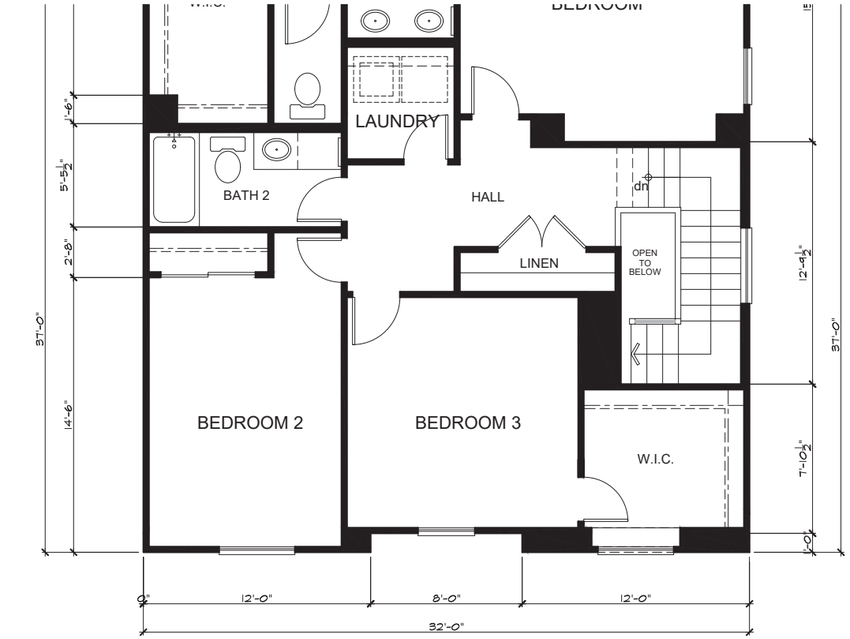
MITCHELL FARMS

PATIO HOMES

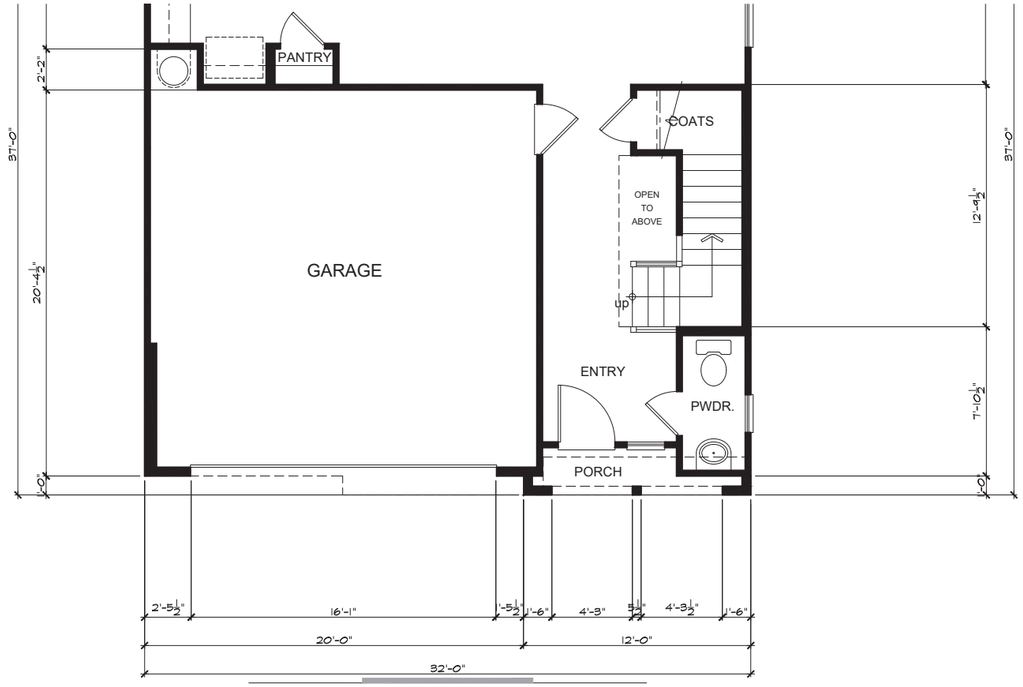
PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



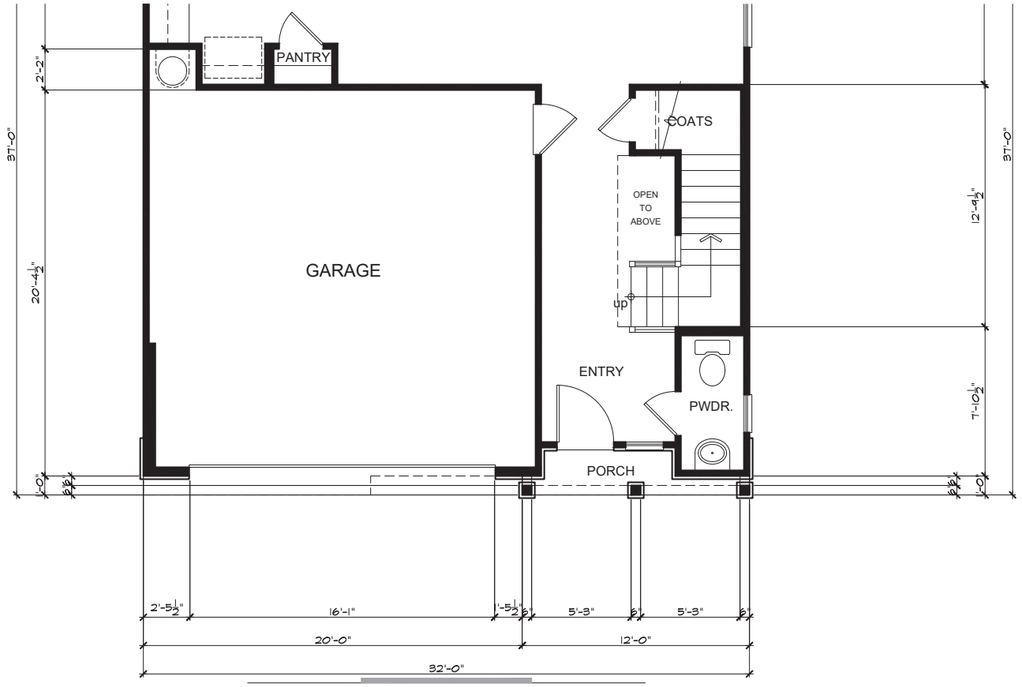
Second Floor Plan 'F'



Second Floor Plan 'D'



First Floor Plan 'F'



First Floor Plan 'D'

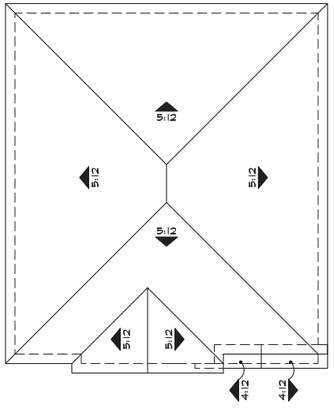
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CITY OF CITRUS HEIGHTS

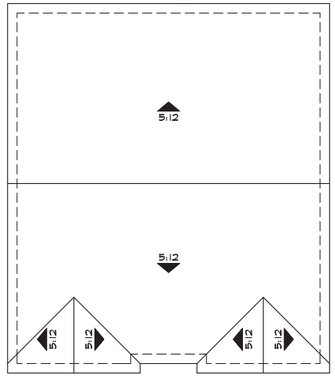
MITCHELL FARMS

PATIO HOMES

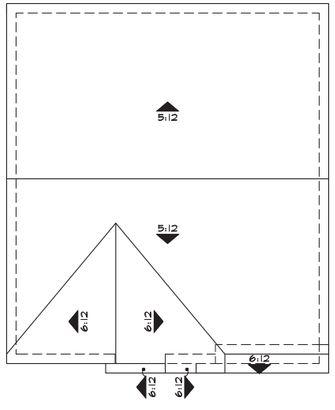
PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

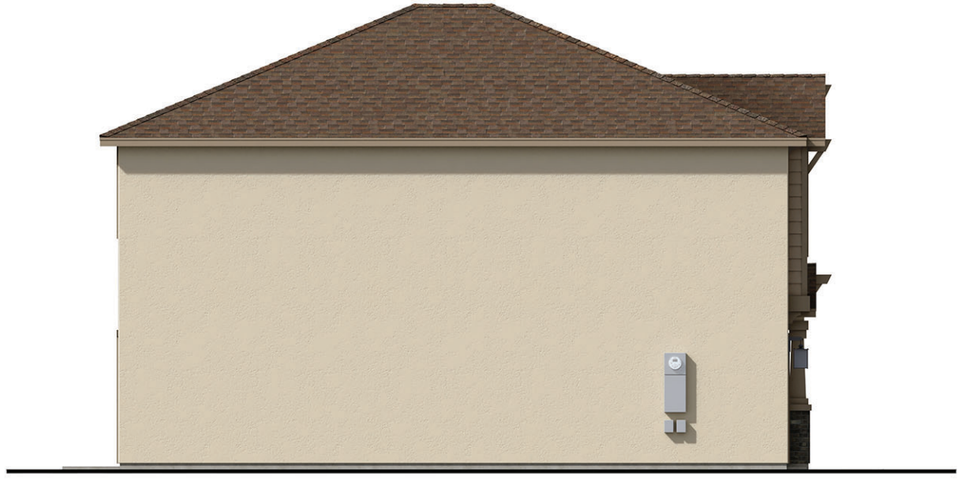
Roof Plans

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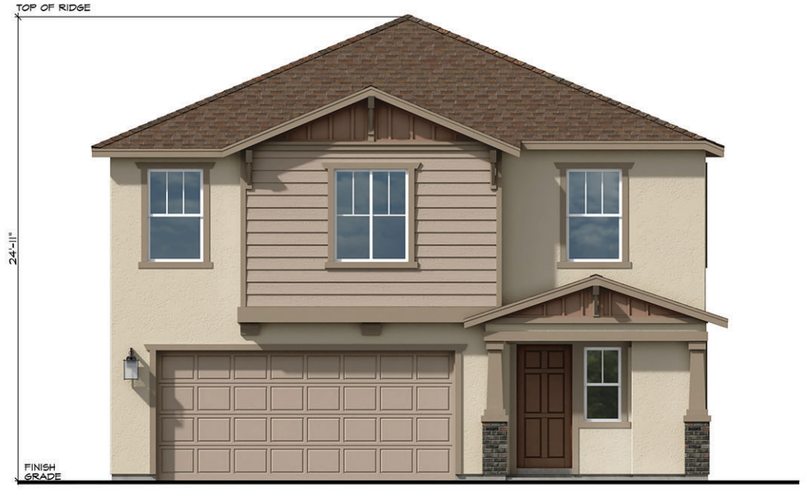
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

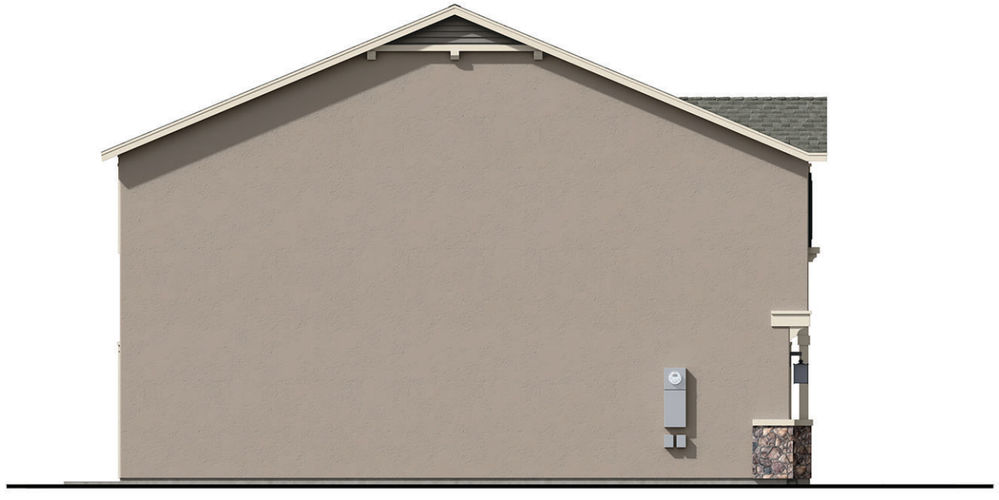
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

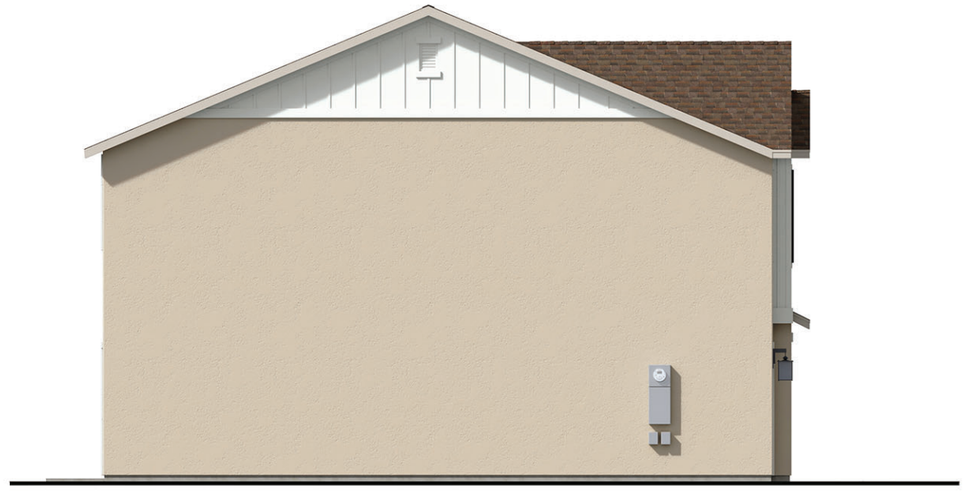
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

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JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

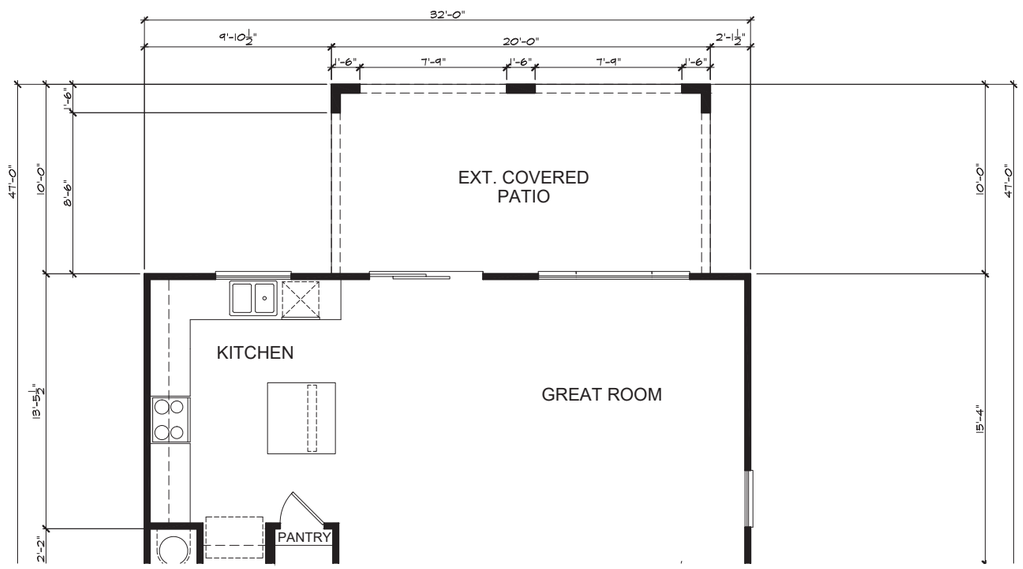
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CITY OF CITRUS HEIGHTS

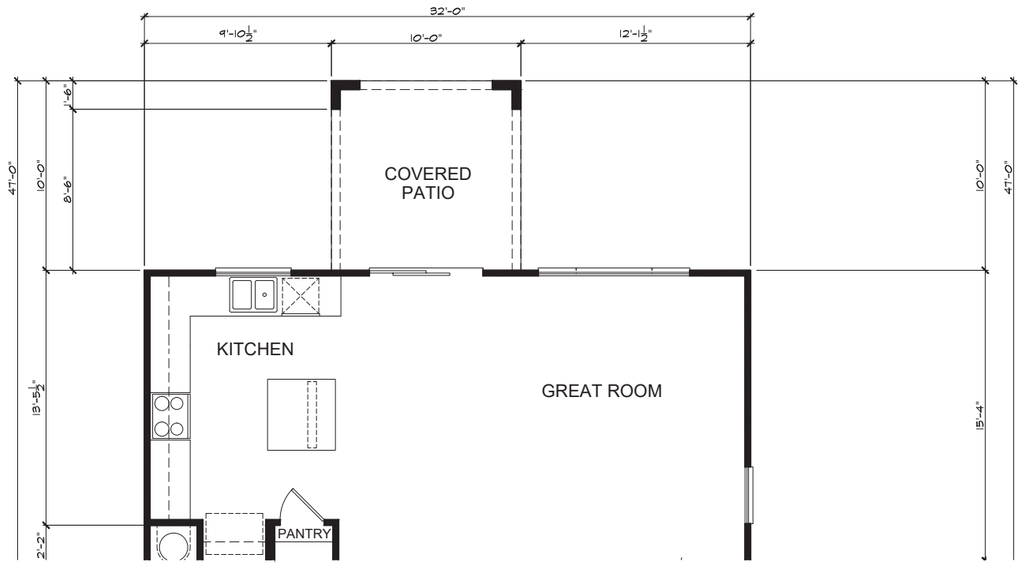
MITCHELL FARMS

PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26, 2019



Floor Plan at Extended Covered Patio Option



Floor Plan at Covered Patio Option

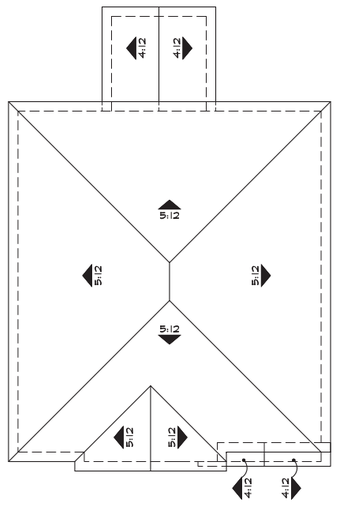
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CITY OF CITRUS HEIGHTS

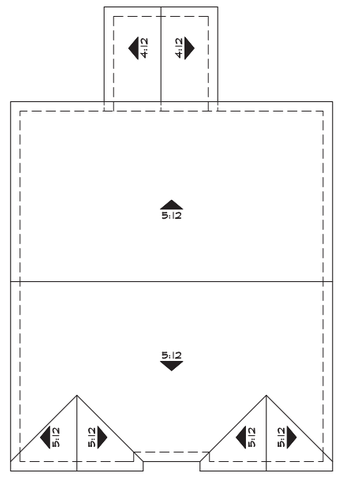
MITCHELL FARMS

PATIO HOMES

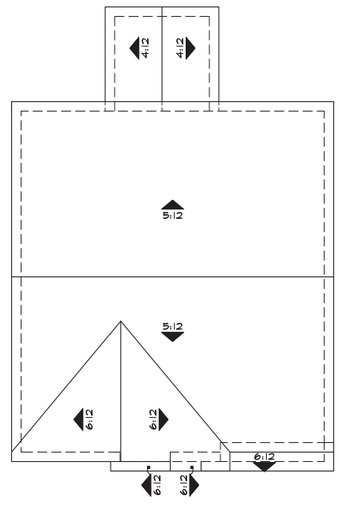
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JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

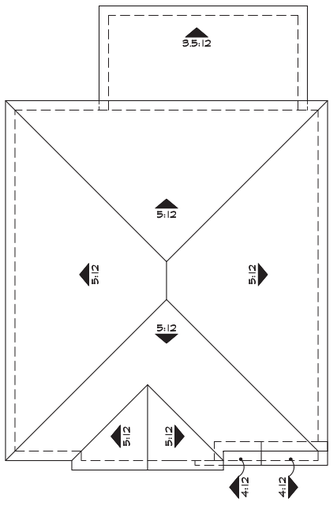
Roof Plans at Covered Patio Option

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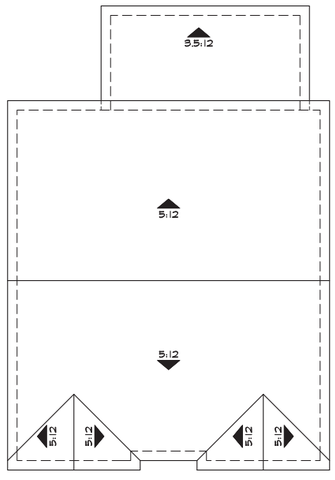
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

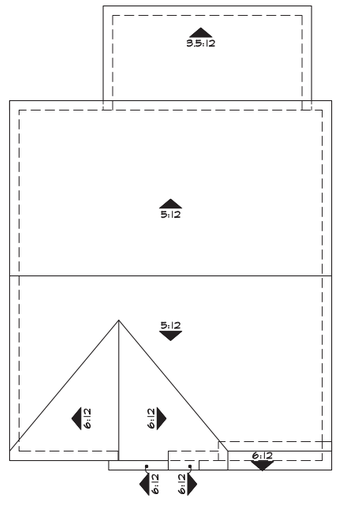
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DECEMBER 26. 2019



'B'



'D'



'F'

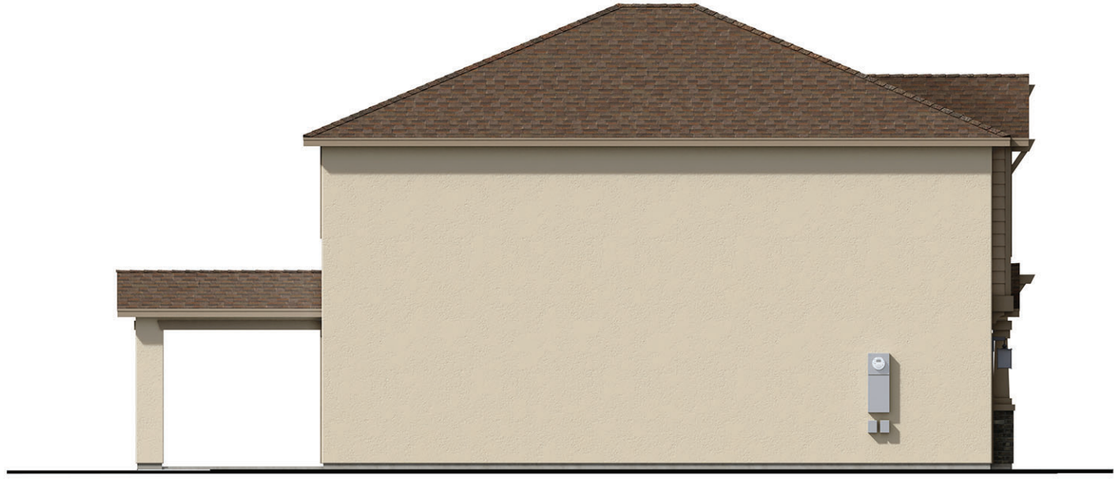
Roof Plans at Extended Covered Patio Option

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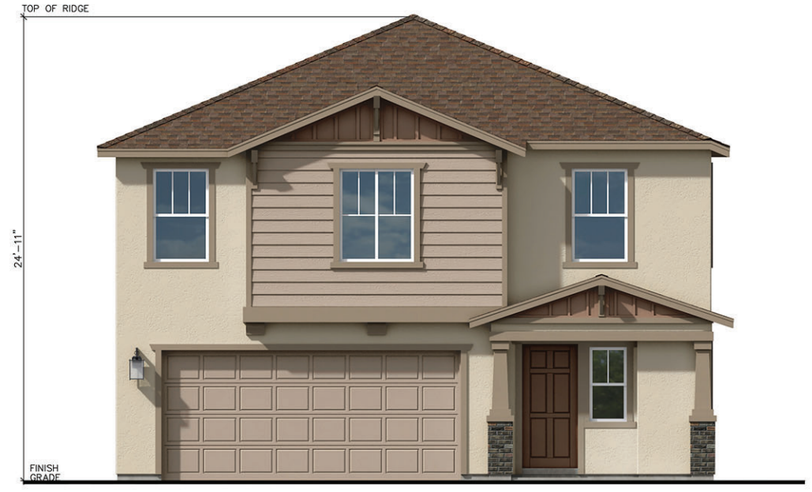
CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Patio Option



Rear Elevation 'B'

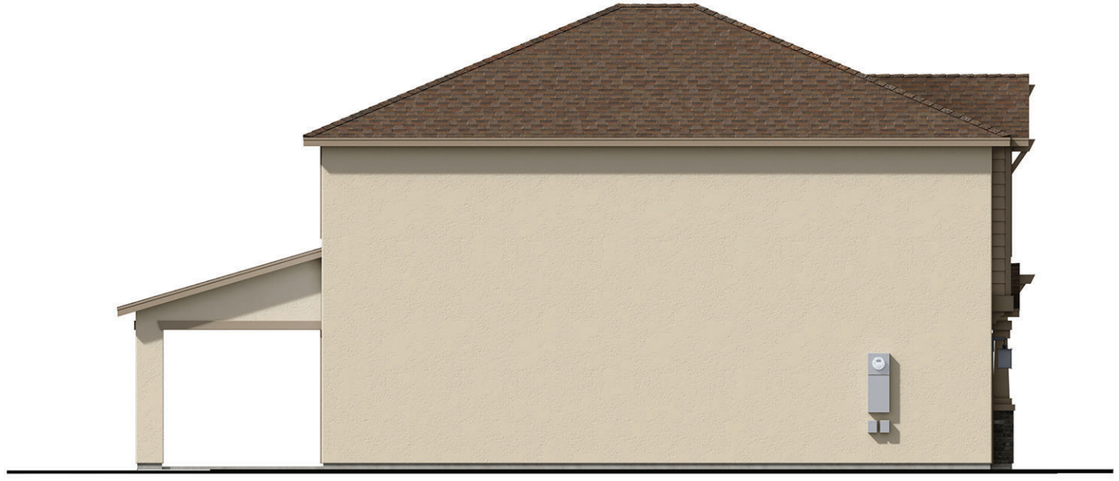
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

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Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Extended Patio Option



Rear Elevation 'B'

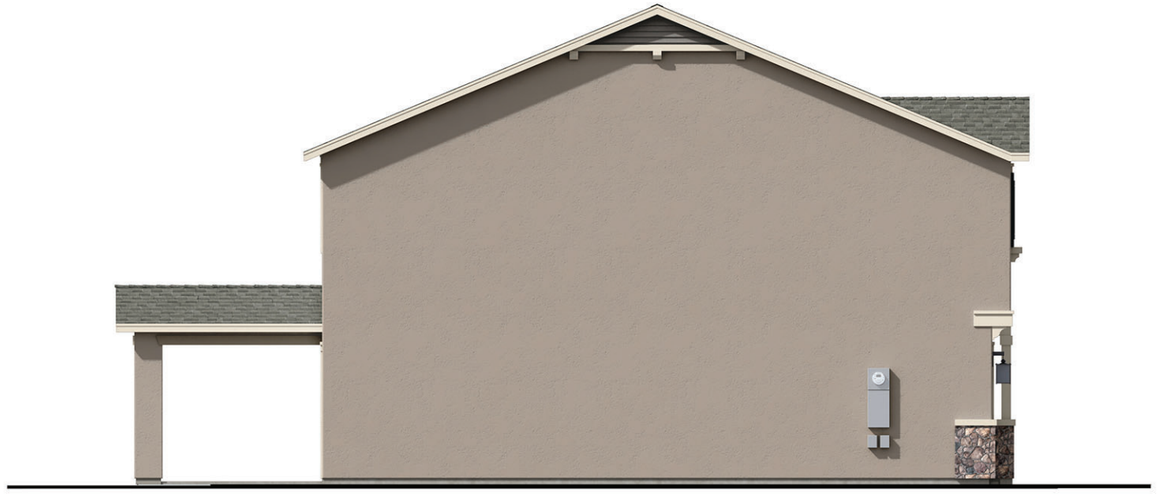
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

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DECEMBER 26. 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Patio Option



Rear Elevation 'D'

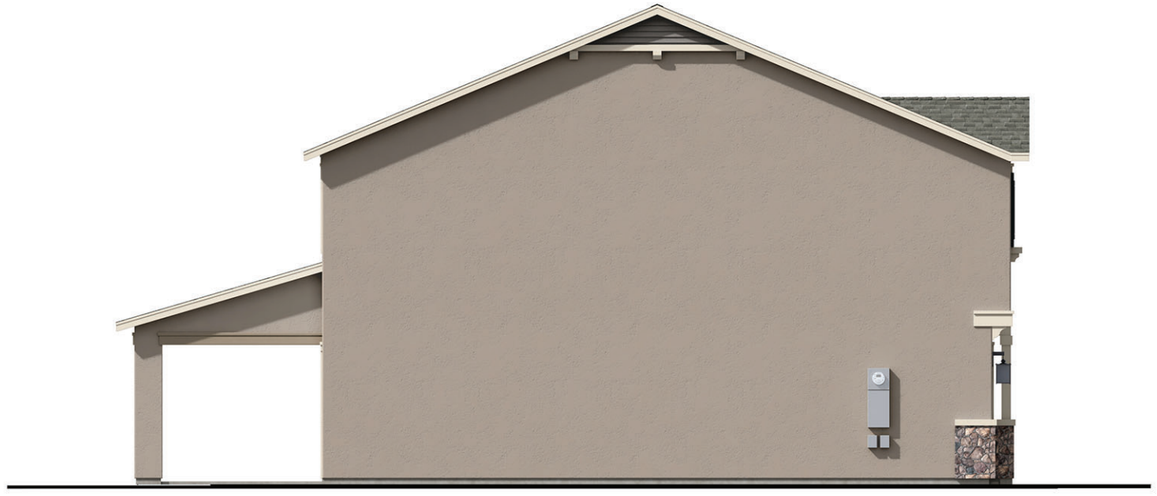
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

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Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Extended Patio Option



Rear Elevation 'D'

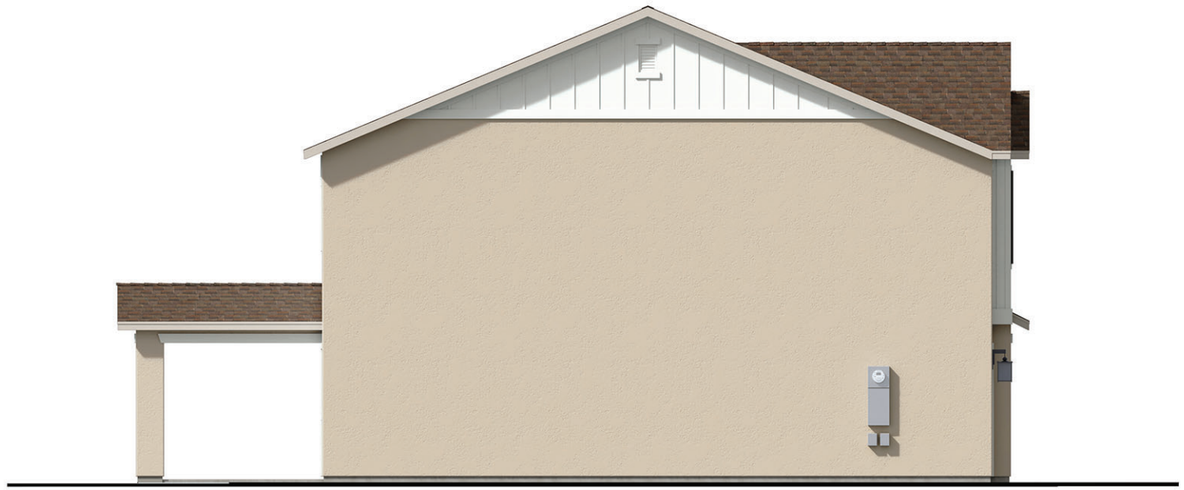
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Roseville, CA 95661
(916) 945-3880

CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'

Covered Patio Option



Rear Elevation 'F'

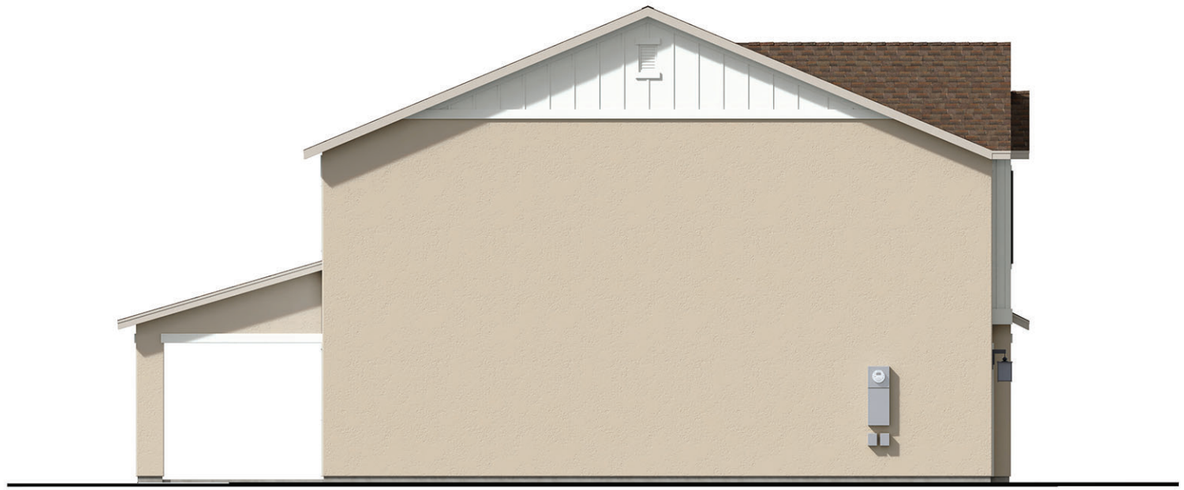
KB Home Central California
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Roseville, CA 95661
(916) 945-3880

CITY OF CITRUS HEIGHTS

MITCHELL FARMS

CLUSTER

PLAN No. : 232.1799
JOB No. : 600999_102
STORY: 2-STORY
OCTOBER 14, 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'

Covered Extened Patio Option



Rear Elevation 'F'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 232.1784
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Elevation 'B' - Craftsman

ELEVATION LEGEND

1	COMPOSITE SHINGLE ROOFING
2	NOT USED
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE SHUTTERS
12	DECORATIVE CLAY PIPES
13	DECORATIVE WROUGHT IRON
14	CEMENTITOUS FIBER LAP SIDING
15	COACH LIGHT
16	STONE VENEER
17	DECORATIVE FOAM VENTS
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'D' - Cottage



Elevation 'F' - California Ranch

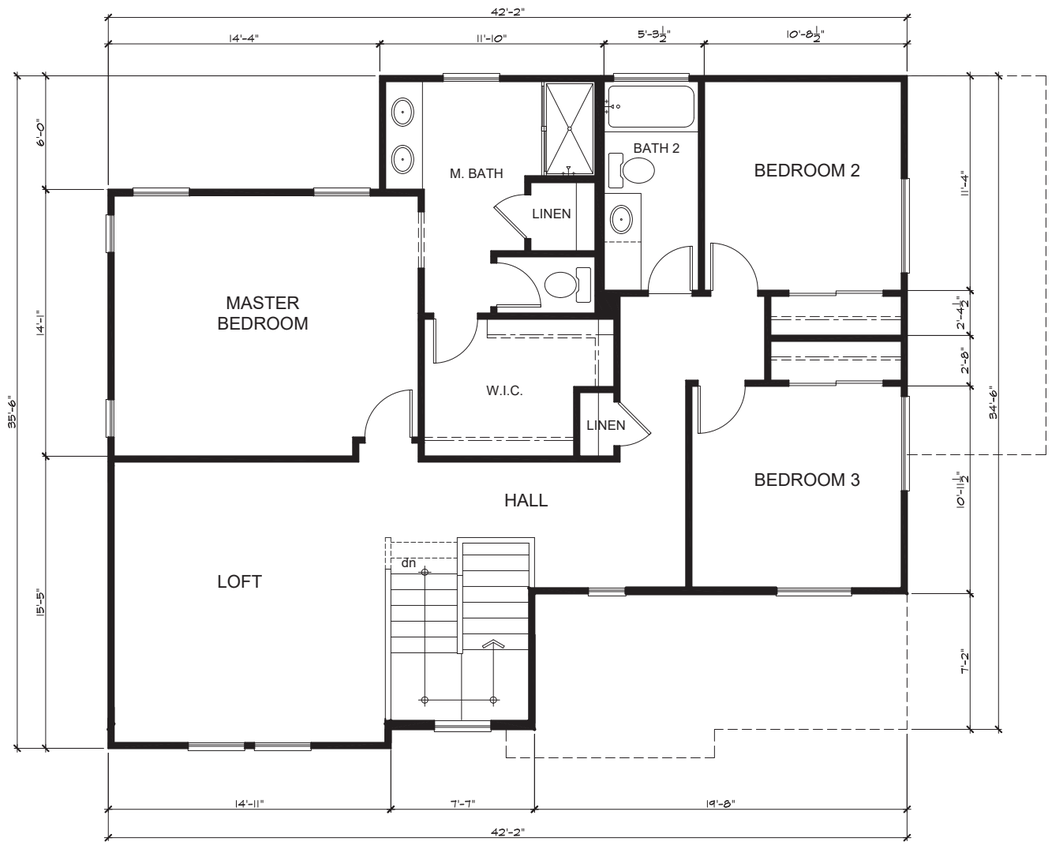
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CITY OF CITRUS HEIGHTS

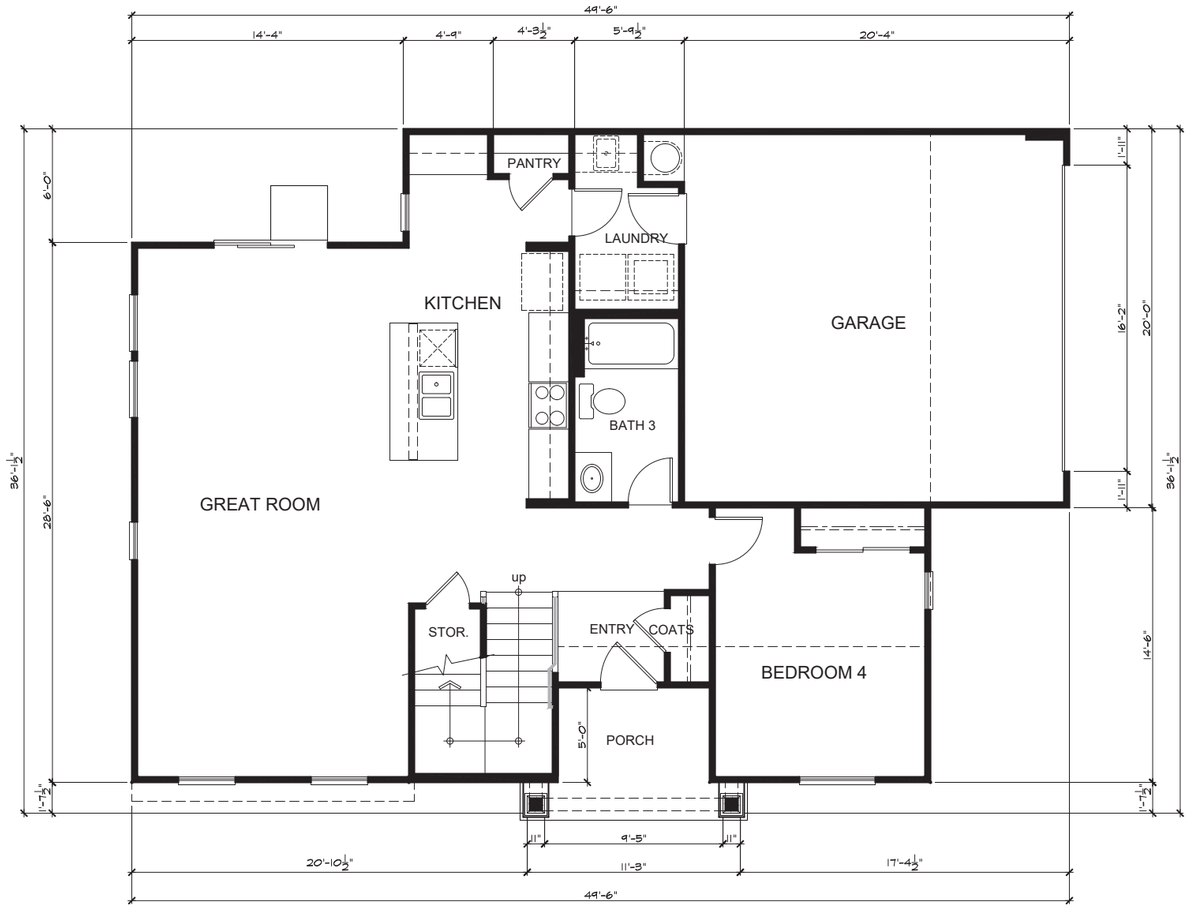
MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE				
PLAN 250.2233				
	'B'	'D'	'F'	
FIRST FLOOR AREA	1066	1066	1066	SQ. FT.
SECOND FLOOR AREA	1175	1167	1175	SQ. FT.
TOTAL AREA	2241	2233	2241	SQ. FT.
GARAGE AREA	409	409	409	SQ. FT.
PORCH AREA	57	56	51	SQ. FT.
OPT. COVD. PATIO	86	86	86	SQ. FT.

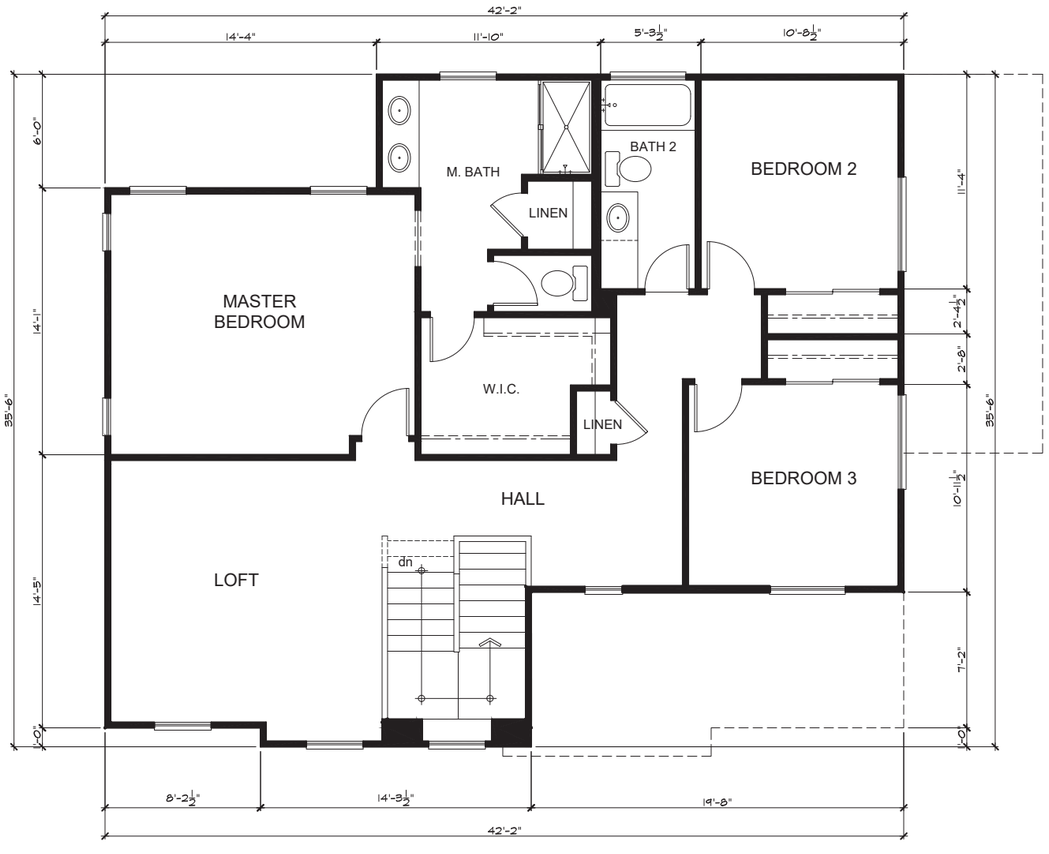
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CITY OF CITRUS HEIGHTS

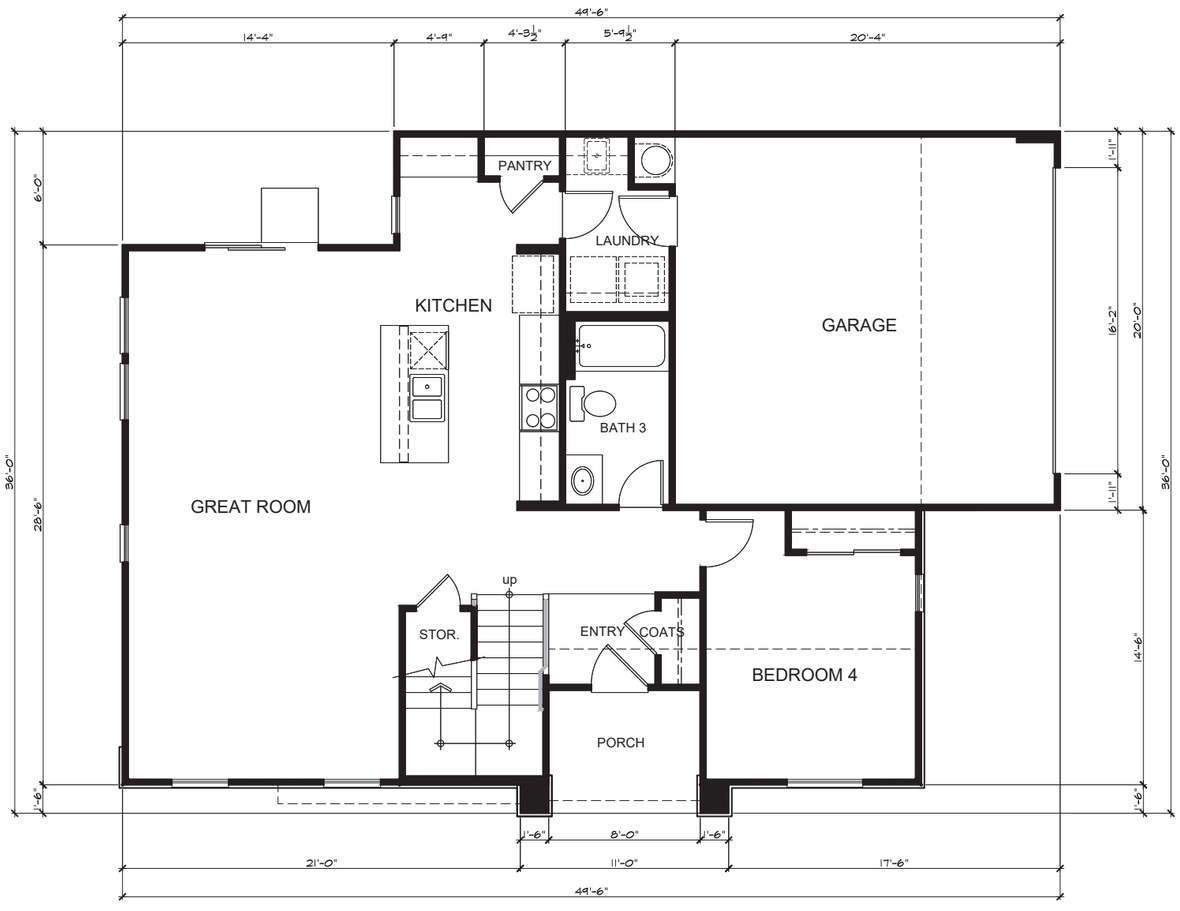
MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Second Floor Plan 'D'



First Floor Plan 'D'

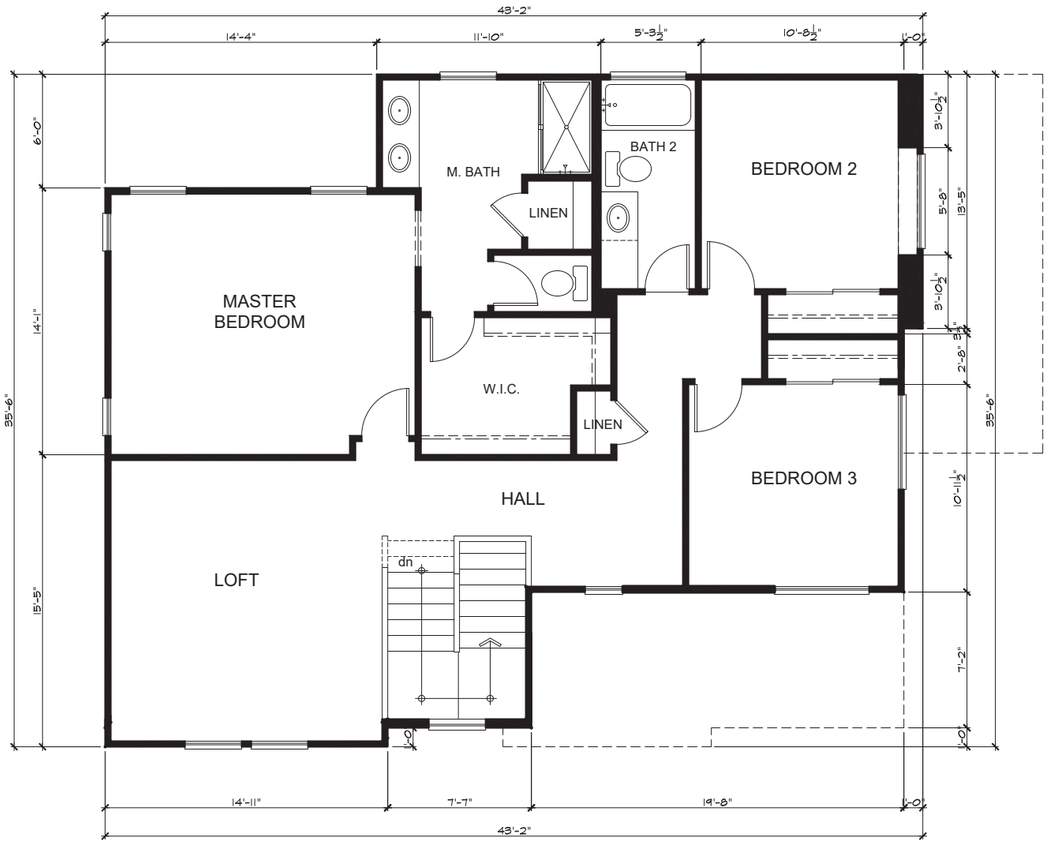
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CITY OF CITRUS HEIGHTS

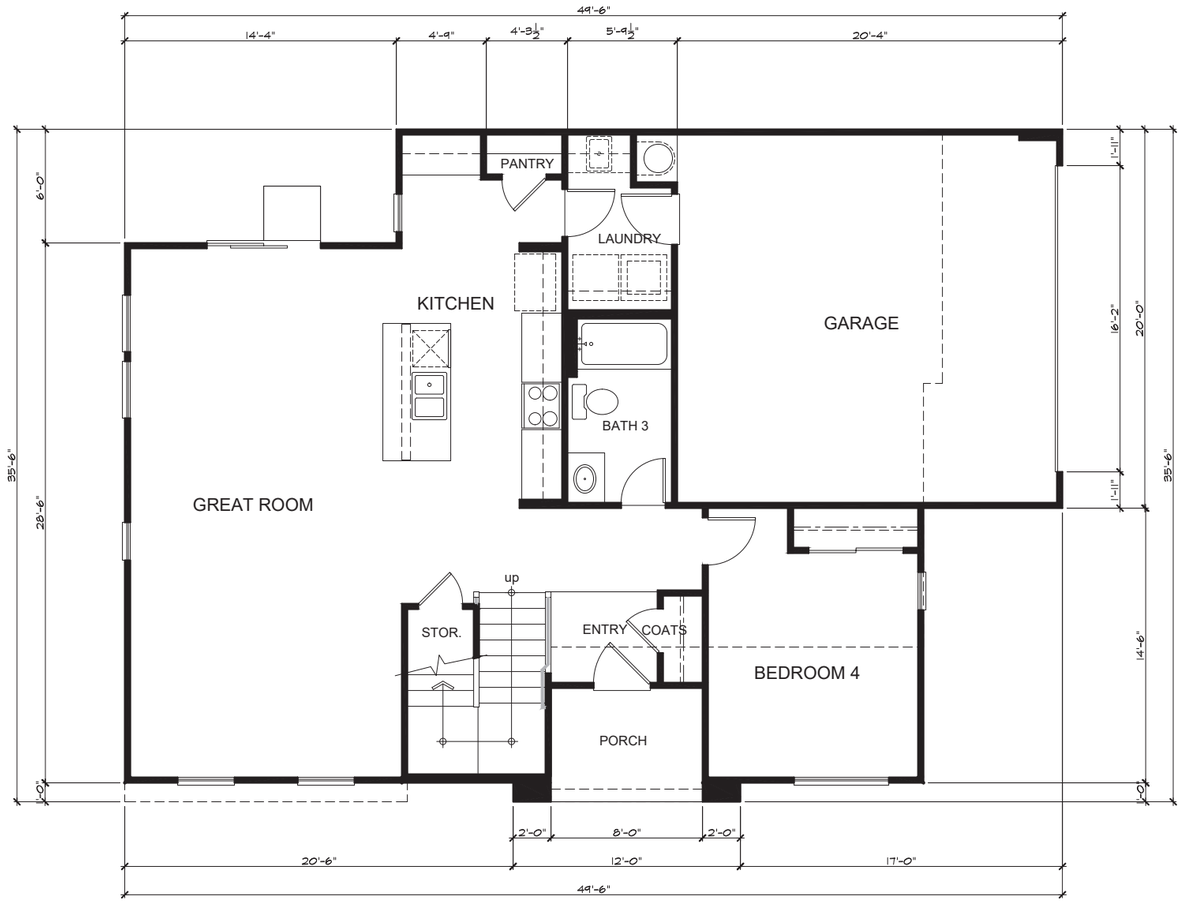
MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Second Floor Plan 'F'



First Floor Plan 'F'

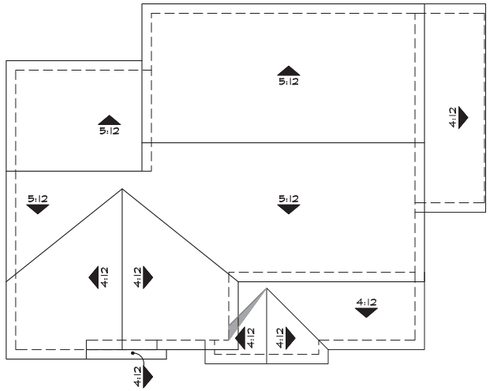
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CITY OF CITRUS HEIGHTS

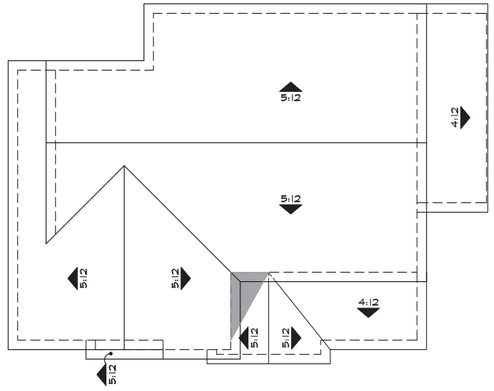
MITCHELL FARMS

PATIO HOMES

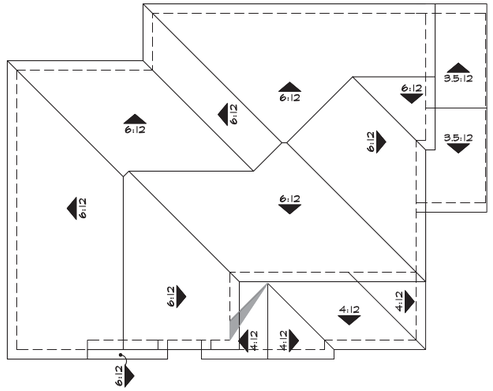
PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

Roof Plans

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



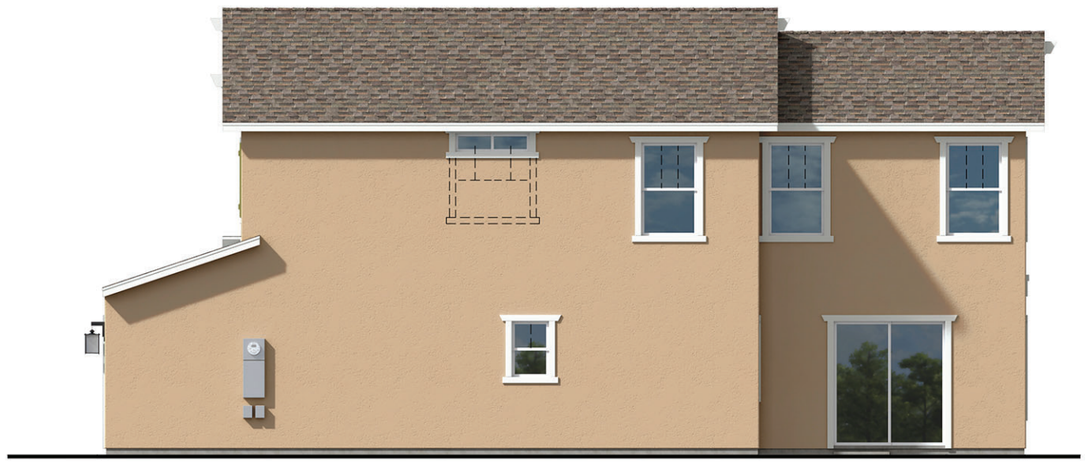
Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26, 2019



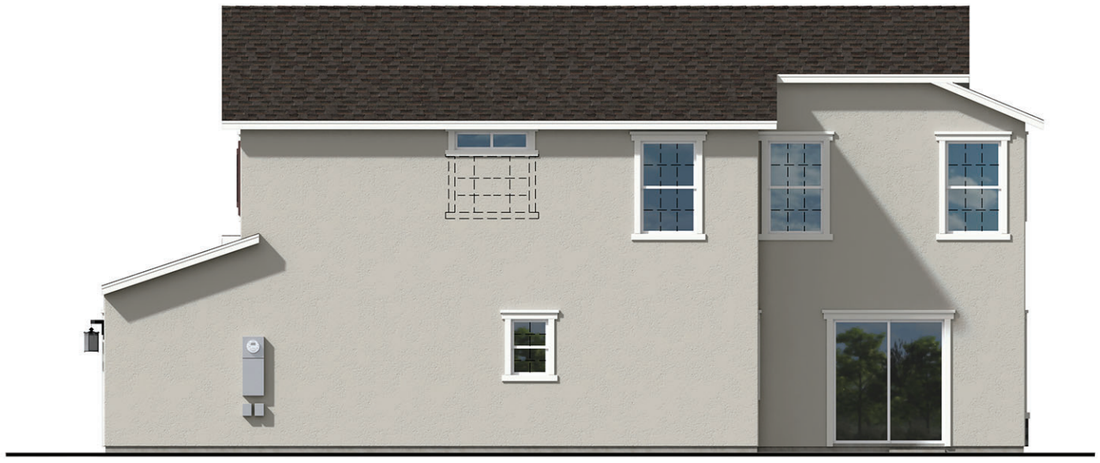
Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Rear Elevation 'F'

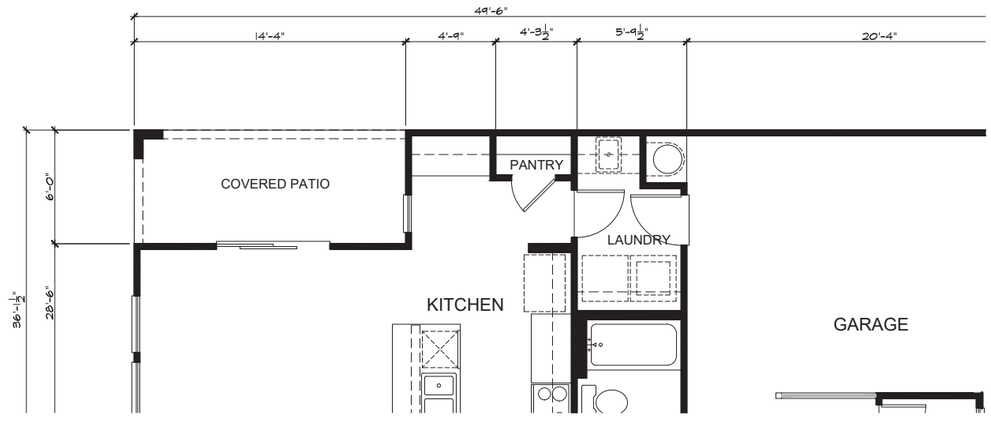
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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Floor Plan at Covered Patio Option

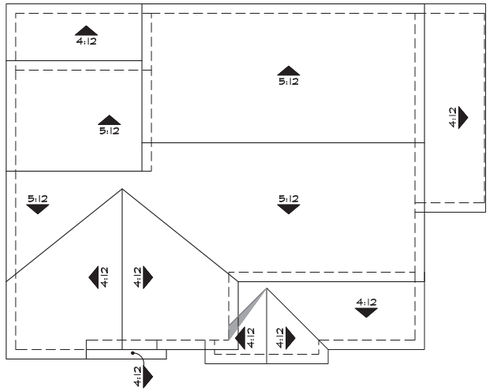
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CITY OF CITRUS HEIGHTS

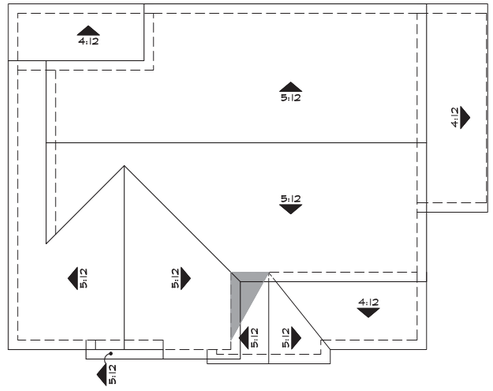
MITCHELL FARMS

PATIO HOMES

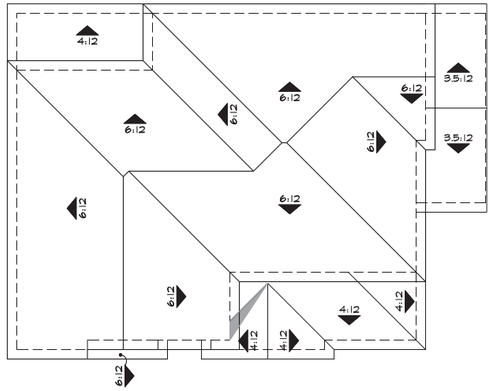
PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



'B'



'D'



'F'

Roof Plans at Covered Patio Option

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS
PATIO HOMES

PLAN No. : 251.2233
JOB No. : 600999_102
STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

Covered Patio Option



Rear Elevation 'B'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
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DECEMBER 26. 2019



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

Covered Patio Option



Rear Elevation 'D'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
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STORY: 2-STORY
DECEMBER 26. 2019



Left Elevation 'F'



Front Elevation 'F' - California Ranch



Right Elevation 'F'



Covered Patio Option

Rear Elevation 'F'

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CITY OF CITRUS HEIGHTS

MITCHELL FARMS

PATIO HOMES

PLAN No. : 251.2233
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STORY: 2-STORY
DECEMBER 26. 2019

CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING
January 22, 2020

Prepared by: Casey Kempenaar, Planning Manager

REQUEST

The applicant requests approval of a Tentative Parcel Map to allow the subdivision of the property into four individual parcels.

File Name & Number:	Auburn and Whyte Parcel Map: PM 18-05
Project Address & APN:	8501 Auburn Boulevard – APN# 204-0610-018
Applicant:	Red Mountain Group Patrick Murphy 1234 E. 17th Street Santa Ana CA, 92701

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

A. Adopt Resolution 20-___ finding that the project is Categorically Exempt from CEQA per Section 15315 of the California Environmental Quality Act, relating to Minor Land Divisions and approving the TENTATIVE PARCEL MAP for the Auburn and Whyte Parcel Map located at 8501 Auburn Boulevard subject to the findings and conditions of approval contained in the staff report.

BACKGROUND

The project site is the location of former K-Mart building, now comprised of the current Big Lots! and future Studio Movie Grill, located near the southwest corner of Auburn Boulevard and Whyte Avenue. (See Vicinity Map – Attachment 1). The site is bisected by the Sacramento/Placer County line as well as the Citrus Heights/Roseville City limits.

In 2018 a staff level Design Review Permit Modification was approved granting the redevelopment of the former K-Mart site. The Design Review Permit Modification allows for the modification of the building façade and creation of four individual tenant spaces including Studio Movie Grill, Big Lots! and two other smaller tenant spaces. The existing Big Lots! opened in July 2019. The proposed Studio Movie Grill is currently under construction.

The project setting is summarized below:

Location:	8501 Auburn Boulevard
Parcel Size:	Approximately 8-acres
REACH Neighborhood:	The project is within the boundaries of the Neighborhood Association #2. No comments were received.

ZONING AND LAND USES

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	Special Planning Area (SPA)	General Commercial	Existing Shopping Center
North	Neighborhood Commercial (City of Roseville)	Community Commercial (City of Roseville)	Existing Gas Station (City of Roseville)
South	Special Planning Area (SPA)	General Commercial	Existing Shopping Center
East	Special Planning Area (SPA)	General Commercial	Existing Shopping Center
West	N/A	N/A	Interstate 80

EXISTING CONDITIONS

The site is the former location of a former K-Mart that operated between the mid-1960s and 2016. In 2018 staff approved the redevelopment of the site to include a Big Lots!, Studio Movie Grill, and two other tenants primarily in the same footprint as the former K-Mart.

The site is part of a larger center which includes Golds Gym, a vacant restaurant space, a former Smart and Final space as well as a Wells Fargo location. The existing California Burger and Jack in the Box (City of Roseville) are on pad sites along Auburn Boulevard. The larger center includes shared parking and access across all parcels within the center.

The site is bisected by the Sacramento/Placer County line as well as the Citrus Heights/Roseville City limits. The site is currently served by six driveways, two on Whyte Avenue and two on Auburn Boulevard. The proposed roadway improvements on Auburn Boulevard will install a new traffic signal at the Auburn Boulevard driveway just south of the existing California Burger. In addition the roadway project will eliminate left turns out from Whyte Avenue onto Auburn Boulevard.

Tentative Map – PM 18-05

Tentative Map – *Description of Request*

Currently, the former K-mart parcel is a single parcel. The larger center is comprised of seven existing parcels:

1. Wells Fargo – 8477 Auburn Blvd
2. Former Smart and Final – 8481 Auburn Blvd
3. Golds Gym – 8485 Auburn Blvd
4. Vacant Retail – 8489, 8491, 8493 Auburn Blvd
5. California Burger – 8537 Auburn Blvd
6. Jack in the Box – 8655 Auburn Blvd (Roseville)
7. Big Lots!, Studio Movie Grill - 8501 Auburn Blvd (Former K-mart)

The applicant is proposing to subdivide the former K-Mart site into four additional parcels, matching the four tenant spaces which were previously approved as part of a Design Review Permit:

A. Big Lots!
B. Future Tenant Space
C. Future Tenant Space
D. Studio Movie Grill

The subdivision would result in a total of 10 parcels for the entire center. No additional physical improvements or site changes are proposed as part of the tentative map.

Figure 1 – Proposed Tentative Map



In cases where parcel lines are within buildings, specific construction design is required adjacent to the property line. The existing wall between Big Lots! and Studio Movie Grill was designed in a manner to allow for a parcel line to exist between the two spaces to be compliant with the Building Code. In addition Parcels B and C will require walls that meet building code requirements upon construction of those spaces.

The four parcels as well as the balance of the center are covered under Covenants, Conditions, and Restrictions to provide for shared access and maintenance between the parcels as well as the other parcels within the center.

Tentative Map - *Analysis*

Title 22 of the Citrus Heights Municipal Code and the California Subdivision Map Act require that findings be made in order to approve a Tentative 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.

1. The proposed map is consistent with the General Plan and Zoning Ordinance and the design or improvement of the proposed subdivision with the General Plan.

The site is presently designated General Commercial. The proposed tentative map is consistent with the General Plan in that the creation of additional commercial parcels that will be contained wholly within the project site, an existing shopping center.

The property contains a Special Planning Area (SPA- Auburn Boulevard) zoning designation. There is no minimum lot area, width and depth in the SPA Zone.

The property is largely developed with landscaping, parking and site improvements. Studio Movie Grill is currently under construction. No new physical improvements are proposed. The site provides adequate parking spread across the site. The parking is shared across all existing and proposed parcels and is maintained and access granted through the CC&Rs for the site. The CC&R's are required to be updated to reflect the additional parcels added to the site (Condition of Approval #3).

<u>General Plan Policy 9.5</u>

In September 2018, the City Council adopted General Plan Policy 9.5 intended to discourage the creation of new parcels that could hinder the future redevelopment of existing shopping centers. This policy reads:

> *Discourage the creation of any new parcels within existing commercial centers, if such creation might hinder the viability and/or future redevelopment of the center.*

In addition, the City Council adopted a Zoning Code amendment, which placed similar requirements within the Zoning Code section 106.62.090.

Although these policies were enacted in September 2018, the Parcel Map application was submitted to the city in August 2018. As a result, the application is not obligated to comply with these policies.

Despite the fact Policy 9.5 does not apply in this case, the design of the subdivision is intended to preserve future redevelopment opportunities by limiting parcels largely to the existing building footprints. The proposed parcel lines ensure that the parking fields are under common ownership (Big Lots and Studio Movie Grill will each own large parking fields). This approach helps preserve the most likely areas for redevelopment, the parking fields, for future redevelopment opportunities.

2. The site is physically suited for the type and proposed density of development.

The purpose of the subdivision request is to allow for the applicant to sell portions of the parcel to other owners and/or aid in project financing. There are no minimum lot dimensions in a commercial zone so long as new development complies with the city's commercial development standards. No new development is proposed beyond the footprint of the former K-mart. The development complies with all development standards including height, setbacks, parking, etc.

No new development is proposed as part of this subdivision. The existing development (under construction) was approved as part of a Design Review Permit process which demonstrates compliance with the city's design and building standards (Attachment 4).

3. 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.

The purpose of the requested tentative map is to provide separate ownership of the existing development and aid with project financing. The proposed subdivision does not have the potential to cause substantial environmental damage or cause public health problems.

The existing center is controlled by CC&R's to ensure the center is maintained (both landscaping and circulation/parking) and treated like a center despite varying ownerships. The proposed subdivision is conditioned (Condition of Approval #3), to update the CC&R's to reflect the further subdivision to ensure the new parcels follow the same maintenance requirements as the rest of the center.

4. *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 retains existing access to both Auburn Boulevard and Whyte Avenue. The project is conditioned to update the CC&R's to ensure access and maintenance requirements are met when the parcels are sold in the future.

Tentative Map - *Conclusion*

Based on the information provided in the analysis above, staff recommends approval of the Tentative Map subject to the findings and conditions of approval contained in the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 of the CEQA Guidelines, relating to Minor Land Divisions.

PUBLIC OUTREACH

Public hearing notices were mailed to property owners within 500 feet of the site. A notice was also sent to a general circulating newspaper, the Sacramento Bee, for posting. A development review sign has been displayed on-site since the city received the application for the requested development entitlements.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

A. Adopt Resolution 20-___ finding that the project is Categorically Exempt from CEQA per Section 15315 of the California Environmental Quality Act, relating to Minor Land Divisions and approving the TENTATIVE PARCEL MAP for the Auburn and Whyte Parcel Map located at 8501 Auburn Boulevard subject to the findings and conditions of approval contained in the staff report.

FINDINGS FOR TENTATIVE MAP (FILE # PM-18-05)

1. *The proposed map, which would allow for the creation of four commercial lots, is consistent with the General Plan at the time of application submittal.*
2. *The site is physically suited for the type and proposed density of development. The site is an existing shopping center and provides existing improvements such as access, both roadway and pedestrian access, landscaping and building setbacks.*
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 in that the project will provide direct access to the public right-of-way and provide all necessary public easements.*
4. *The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed map. All parcels currently have access to the public right-of-way and public utility easements are included as standard conditions of approval*

CONDITIONS OF APPROVAL FOR MAP (FILE # PM-18-05)

1) The Tentative Map approval shall be effectuated within a two (2) year period from this date and if not effectuated shall expire on January 8, 2022.

2) The project is approved as shown in Attachment 3 and as conditioned or modified below.

3) Prior to recordation of the final map, the applicant shall update the existing Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and Common Area Operating and Maintenance (CAM) Agreement and submit them to the city for City Attorney review and approval. Applicant shall have the approved updated CC&Rs and CAM Agreement recorded with the Sacramento County Recorder's Office concurrent with the final map. The City Attorney can modify this requirement as necessary to reflect ownership changes or CC&R modifications (Planning).

4) Prior to recordation of the final map, the applicant shall update the map to reflect any utility easements necessary for cross-parcel utility access. (Planning).

5) The applicant shall comply with all requirements of Design Review Permit 17-13. (Planning).

6) Prior to recordation of final map a private sewer easement must be granted from Parcel 204-0610-023 to Parcel 204-0610-018 for access and maintenance. (SASD)

7) Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. (SASD)

8) Demonstrate compliance with SMUDs design criteria:

A. SMUD has existing overhead and underground facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 and 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). The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
I. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
J. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
K. 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. (SMUD)

9) Demonstrate compliance with Citrus Heights Water District Requirements:

A. The existing 6-inch water main along the eastern edge of Proposed Parcel D will most likely need to be upsized to an 8-inch main to be able to provide adequate flow to the fire hydrant and fire protection facilities for Proposed Parcel D.
B. The fire hydrant within Proposed Parcel D will need to be repainted glossy white and possibly replaced depending on condition.
C. Each new parcel shall have its own fire protection system located within said parcel. All existing domestic/irrigation metered water services and backflow prevention devices will need to be replaced/upgraded to meet current District standards.
D. Each new Proposed Parcel shall have its own dedicated domestic metered water service with back flow device and separate irrigation back flow device, located within said parcel.
E. Final determination of all necessary improvements will be made during the full development plan review process.
F. Installation of the water distribution system modifications will be by the developer’s contractor at the developer’s expense.

G. The District will require easements (if none currently exist) along all water mains within the parcel (current and future) including all appurtenances. Any easements granted to the District for the water facilities will be prepared by the developer at the developer's expense.(CHWD)

10) Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. (Fire)

11) Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. (Fire)

12) Show the location of the required fire hydrants for this project on the improvement plans. 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. (Fire)

13) Show the location of separate fire service connections to each parcel. Each parcel shall have a separate fire sprinkler system, supplied by a separate fire service line and a Fire Department Connection (FDC). (Fire)

14) Show the location of the required fire department connection (FDC). The FDC shall be located on the address side of the building and within 40 feet of an approved fire hydrant. (Fire)

15) Developer 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 Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer 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. (Planning)

Attachments:

1. Vicinity Map
2. Resolution 20-___
3. Tentative Map
4. Approved Design Review Permit Modification Plans



North

Attachment 1

Auburn and Whyte Parcel Map
8501 Auburn Blvd

PM 18-05

RESOLUTION NO. 2020-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15315 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RELATING TO MINOR LAND DIVISIONS, AND APPROVING THE TENTATIVE PARCEL MAP FOR THE AUBURN AND WHYTE PARCEL MAP LOCATED AT 8501 AUBURN BOULEVARD

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15315, related to Minor Land Divisions;

WHEREAS, the applicant received approval of a Design Review Permit Modification to allow for the development of a Studio Movie Grill, Big Lots!, and two smaller tenant spaces;

WHEREAS, the applicant has designed the tenant spaces to be located on individual parcels;

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the Categorical Exemption is applicable to the proposed parcel map, and no further review is required;

WHEREAS, the proposed Parcel Map is consistent with the General Plan enacted at the time of the application submittal; and

WHEREAS, the proposed project is consistent with the Boulevard Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.

2. The Planning Commission does hereby approve the Parcel Map for 8501 Auburn Boulevard.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 22nd day of January, 2020 by the following vote, to wit:

AYES:
NOES:
ABSENT:

ABSTAIN:

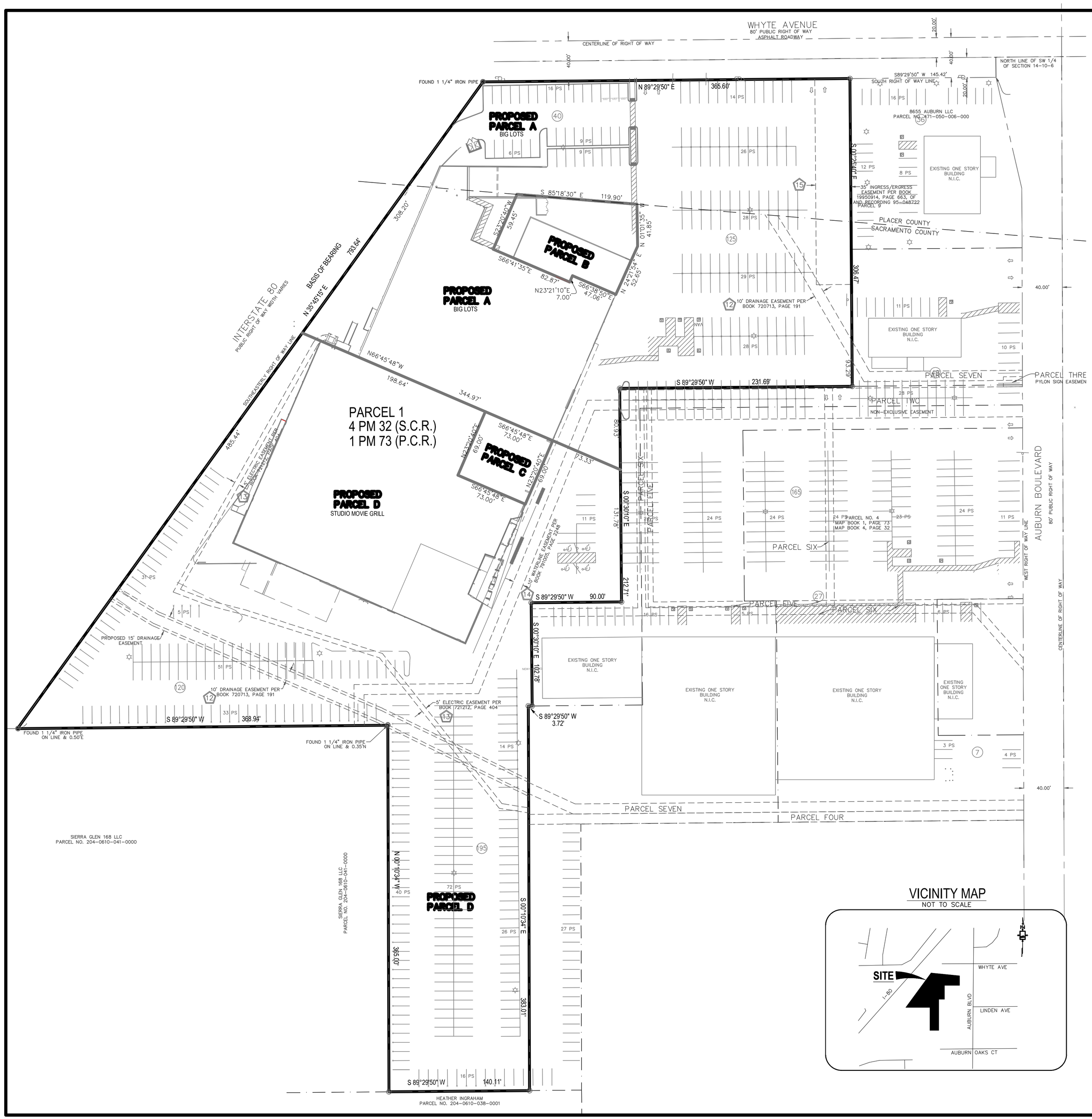
APPROVED

Michael Lagomarsino, Chairperson

ATTESTED

Karen Ramsay,
Planning Commission Secretary

Attachment 3



EASEMENTS

7, 8, 9 — THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: JUNE 23, 1949 RECORDING NO: BOOK 551, PAGE 435, OF OFFICIAL RECORDS (PLACER COUNTY) AFFECTS: THE WESTERLY BOUNDARY AND RECORDING DATE: SEPTEMBER 19, 1949 AND RECORDING NO: BOOK 556, PAGE 52, OF OFFICIAL RECORDS (PLACER COUNTY) AND RECORDING DATE: JULY 7, 1969 AND RECORDING NO: BOOK 690707, PAGE 57, OF OFFICIAL RECORDS (SACRAMENTO COUNTY) AND RECORDING DATE: SEPTEMBER 22, 1969 AND RECORDING NO: BOOK 1262, PAGE 76, OF OFFICIAL RECORDS (PLACER COUNTY) (AFFECTS, NOTHING TO PLOT)

11 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SDC INC., ET AL PURPOSE: PEDESTRIAN AND VEHICULAR INGRESS & EGRESS AND PARKING RECORDING DATE: FEBRUARY 29, 1972 RECORDING NO: BOOK 720229, PAGE 1617, OF OFFICIAL RECORDS AND RECORDING DATE: FEBRUARY 29, 1972 AND RECORDING NO: BOOK 1403, PAGE 246, OF OFFICIAL RECORDS (PLACER COUNTY) (AFFECTS, BLANKET IN NATURE)

12 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF SACRAMENTO PURPOSE: DRAINAGE PIPELINES RECORDING DATE: JULY 13, 1972 RECORDING NO: BOOK 720713, PAGE 191, OF OFFICIAL RECORDS (SACRAMENTO COUNTY) (AFFECTS, AS SHOWN)

13 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SACRAMENTO MUNICIPAL UTILITY DISTRICT PURPOSE: ELECTRICAL FACILITIES RECORDING DATE: DECEMBER 12, 1972 RECORDING NO: BOOK 721212, PAGE 404, OF OFFICIAL RECORDS (SACRAMENTO COUNTY) (AFFECTS, AS SHOWN)

14 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITRUS HEIGHTS IRRIGATION DISTRICT PURPOSE: WATER PIPELINES AND FACILITIES RECORDING DATE: OCTOBER 5, 1979 RECORDING NO: BOOK 791005, PAGE 2248, OF OFFICIAL RECORDS (SACRAMENTO COUNTY) (AFFECTS, AS SHOWN)

15 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: KOBRA PROPERTIES PURPOSE: VEHICULAR INGRESS AND EGRESS RECORDING DATE: SEPTEMBER 14, 1995 RECORDING NO: BOOK 19950914, PAGE 663, OF OFFICIAL RECORDS (SACRAMENTO COUNTY) AND RECORDING DATE: SEPTEMBER 14, 1995 AND RECORDING NO: 95-048722, OF OFFICIAL RECORDS (PLACER COUNTY) (AFFECTS, AS SHOWN)

16 — THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS RECORDING DATE: JULY 9, 1998 RECORDING NO: BOOK 19980709, PAGE 0478, OF OFFICIAL RECORDS(SACRAMENTO COUNTY) (AFFECTS, NOTHING TO PLOT)

ZONING

ZONING ITEM	REQUIRED
ZONING DESIGNATION	SPA
MINIMUM LOT AREA (SQ.FT.)	N/R
MAX FLOOR AREA RATIO	6.0
MAX BUILDING HEIGHT	50'
BUILDING SETBACKS	
FRONT	5'
SIDE	*NONE
REAR	*NONE

NOTES: SPA SPECIAL PLANNING AREA DISTRICT (GATEWAY DISTRICT OF THE AUBURN BOULEVARD SPECIAL PLANNING AREA)
* 20' SIDE AND REAR SETBACK ABUTTING RESIDENTIAL DISTRICT (SITE DOES NOT ABUTT RESIDENTIAL DISTRICT) USE, SITE REQUIREMENTS, SETBACK REQUIREMENTS AND PARKING ARE LEGAL CONFORMING

OWNER

TNTF, LLC, A TEXAS LIMITED LIABILITY COMPANY

APN: 204-0610-018-0000 (SACRAMENTO CNTY.), 471-050-004-000 & 471-050-005 (PLACER CNTY.)

ENGINEER

KIMLEY-HORN

0 25 50 100 150
SCALE IN FEET

VICINITY MAP
NOT TO SCALE

NO.	DATE	REVISION
1.		

BENCHMARK:

NGS BENCHMARK JS4669, EL=171.50' (NAVD '88)

BASIS OF BEARINGS:

STATE OF CALIFORNIA FREEWAY RIGHT OF WAY LINE, AS SHOWN ON 4 PM 32, OFFICIAL RECORDS SACRAMENTO COUNTY, FROM FOUND MONUMENTS SHOWN HEREON. BEING NORTH 35°45'15" EAST.

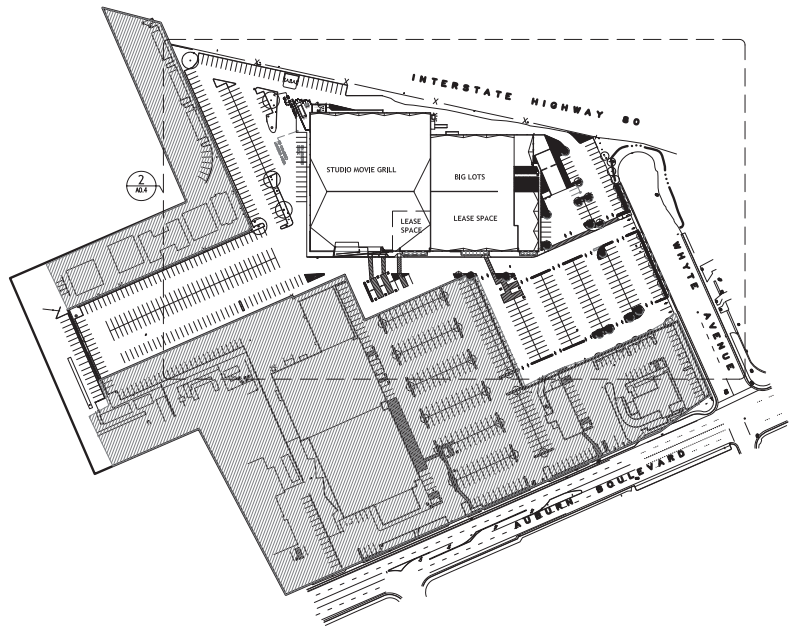
DATE: NOVEMBER, 2019
SCALE: 1"=50'
FIELD BOOK:
DRAWING NO. : 4175-202 Prop-Proposed
DRAWN BY: MM

TENTATIVE PARCEL MAP PROPOSED

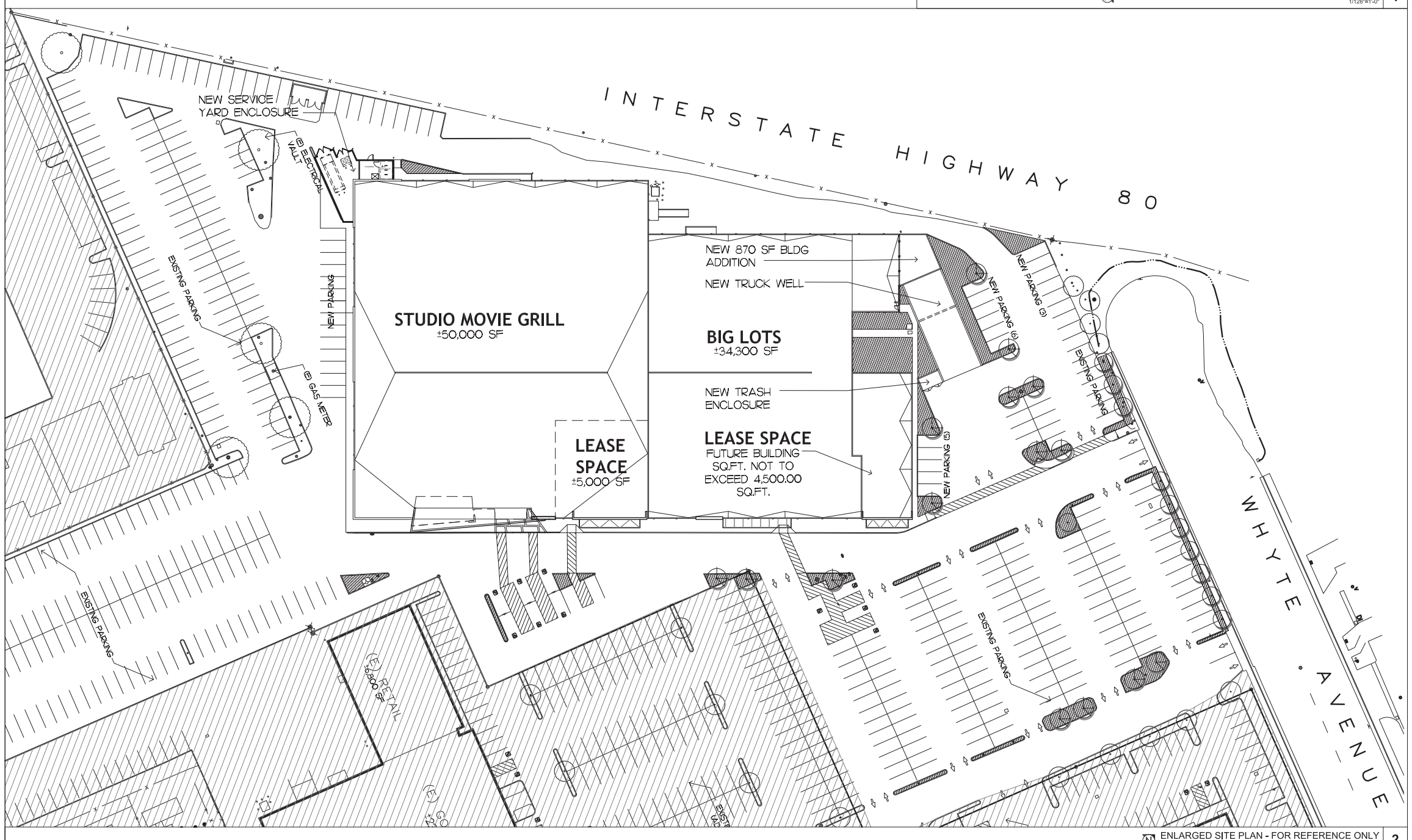
PROJECT
Auburn Boulevard & Whyte Avenue
City of Citrus Heights
California

Morrow Surveying
LAND SURVEYORS

1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Fax: 916-372-8538
Email: matt@morrowsurveying.com
www.morrowsurveying.com



N OVERALL EXISTING SITE PLAN - FOR REFERENCE ONLY
1/128"=1'-0" | 1



N ENLARGED SITE PLAN - FOR REFERENCE ONLY
1/32"=1'-0" | 2

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FACADE REMODEL

8501 AUBURN BLVD.
CITRUS HEIGHTS, CA

CLIENT: RED MOUNTAIN GROUP
1234 EAST SEVENTEENTH STREET
SANTA ANA, CALIFORNIA 92701

RED MOUNTAIN GROUP

DATE	DESCRIPTION
12/04/17	DESIGN REVIEW PERMIT ISSUE

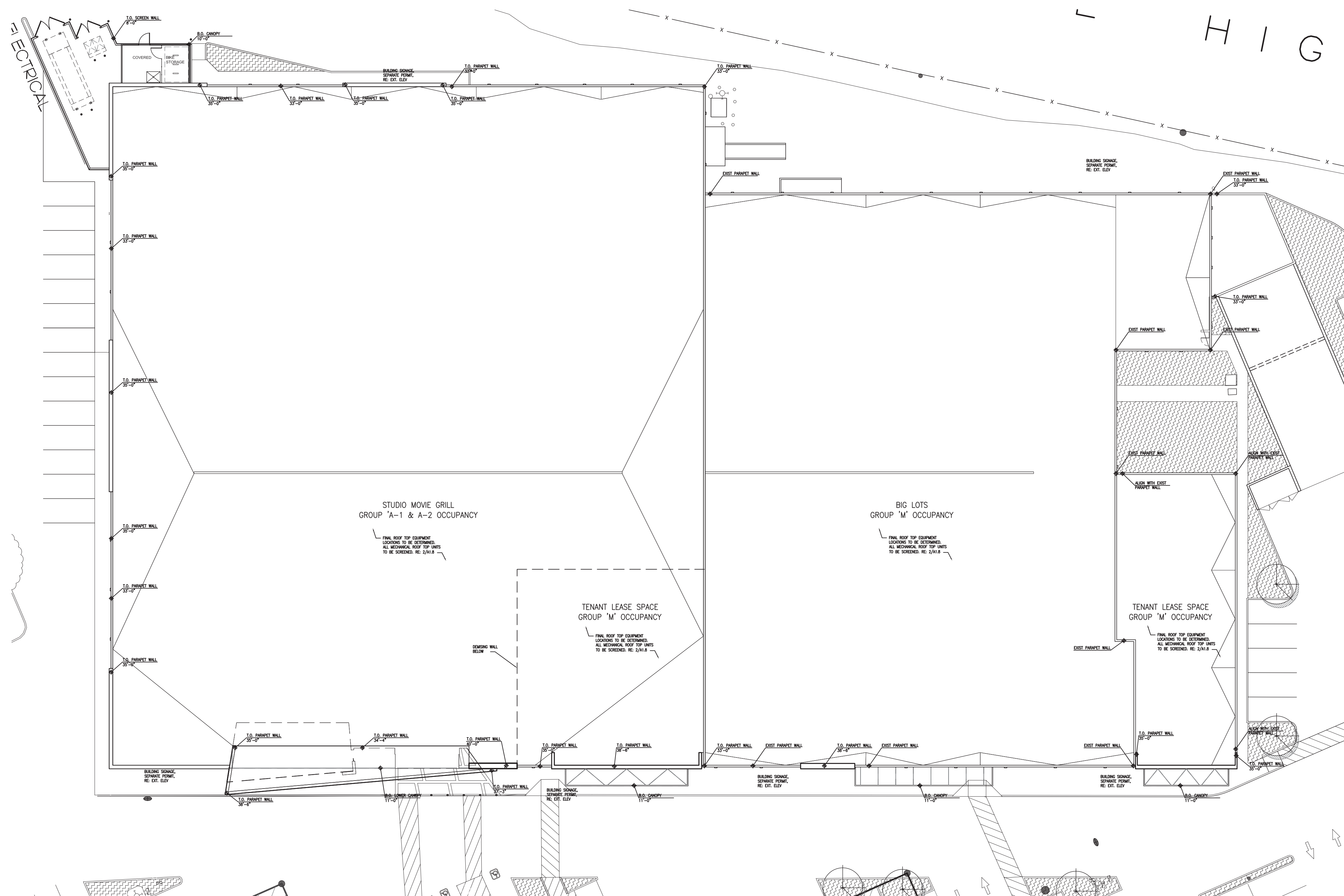
△	DATE	DESCRIPTION

SITE PLAN

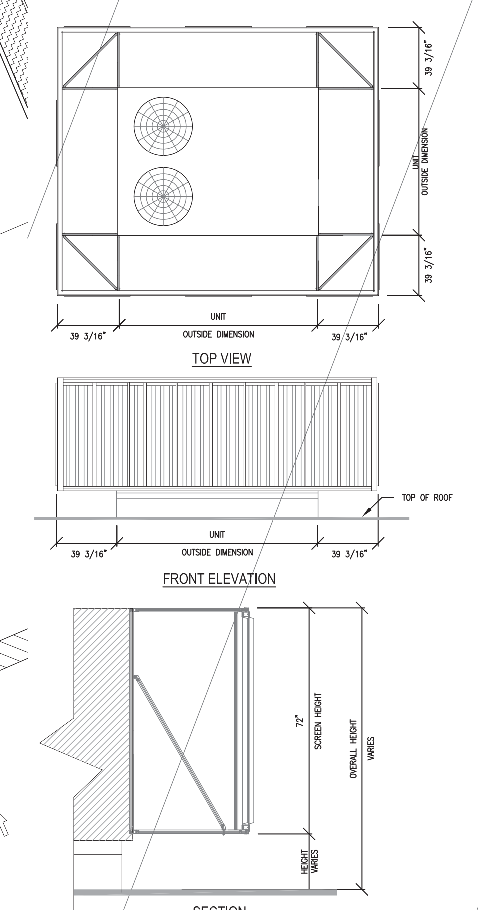
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PROJECT NUMBER:
RMG17001

Attachment 4



OVERALL ROOF PLAN 1
1/16"=1'-0"



TYPICAL ROOF EQUIPMENT SCREEN 2
1"=1'-0"

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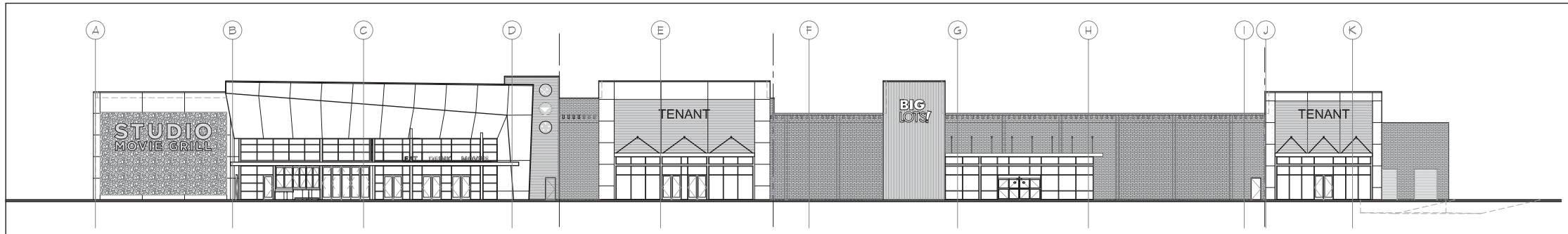
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DATE	DESCRIPTION

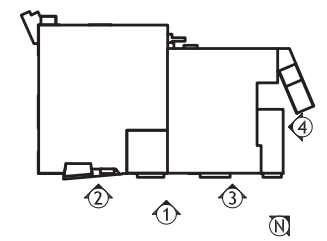
ROOF PLAN

A1.8

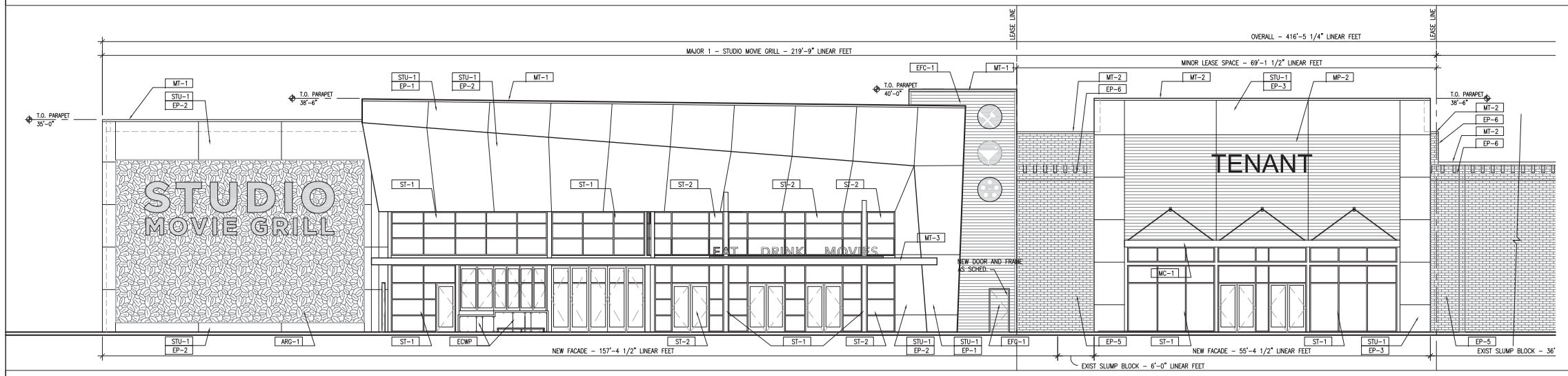
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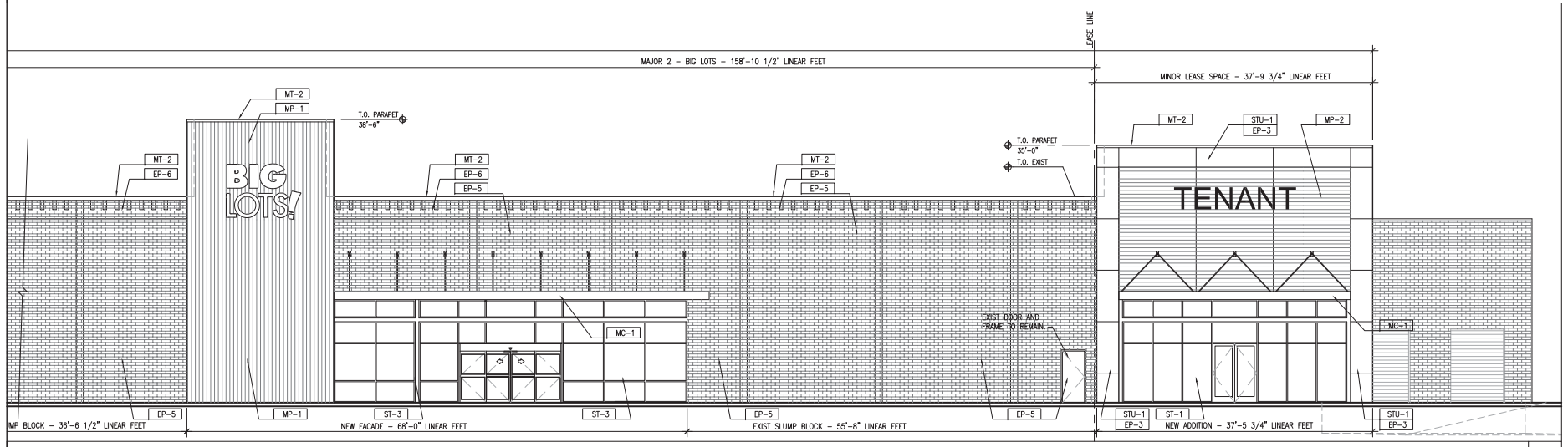
EXTERIOR ELEVATION - OVERALL FRONT (SOUTHEAST) 1/16"=1'-0" | 1



KEY PLAN N.T.S.



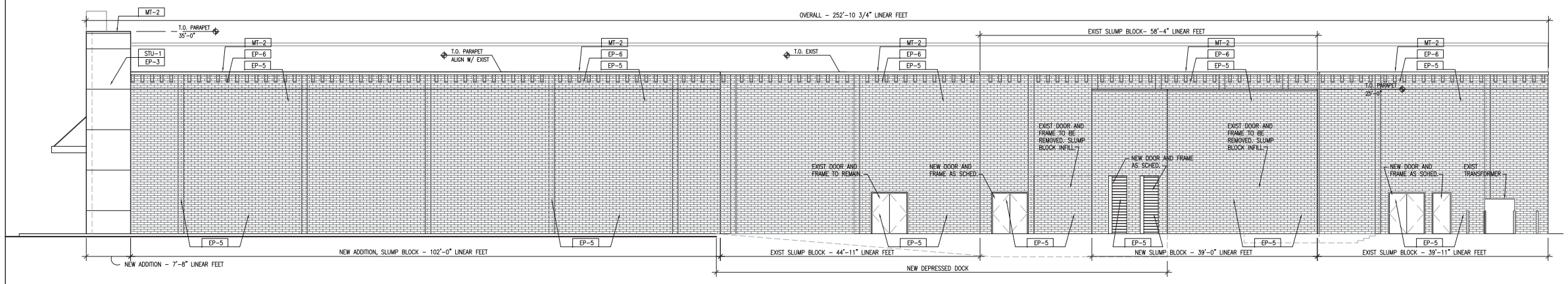
EXTERIOR ELEVATION - FRONT (PARTIAL) 1/8"=1'-0" | 2



EXTERIOR ELEVATION - FRONT (PARTIAL) 1/8"=1'-0" | 3

FINISH SCHEDULE

TAG	ITEM	MANUFACTURER/ SUPPLIER	MATERIAL SPECIFICATION
EXTERIOR MATERIALS			
STU-1	STUCCO	GC	SEE PAINT NUMBERS FOR COLOR DESTINATION
EFC-1	FIBER CEMENT	NICHIHA	VINTAGE WOOD CEDAR EPC762F
ECWP	CEMENTITIOUS WALL PANEL	VIROC	UNSANDED GREY
MP-1	METAL PANEL	ATAS INTERNATIONAL INC	CORRA-LOK SKU:MFC160 PANEL COLOR- BLACK-REFERENCE #02 SRI:1
MP-2	METAL PANEL	ATAS INTERNATIONAL INC	METAFOR SKU:MFP120 PANEL COLOR- SILVERSMITH-REFERENCE #28 SRI:51
ST-1	STOREFRONT	KAWNEER	CLEAR ANODIZED FINISH
ST-2	STOREFRONT	KAWNEER	BLACK ANODIZED FINISH
ST-3	STOREFRONT	KAWNEER	DARK BRONZE ANODIZED FINISH
MC-1	METAL CANOPY	CANOPY MANUFACTURER	PRE-FINISHED COLOR
MT-1	METAL COPING	EXCEPTIONAL METALS	SIGNATURE 200 BURNISHED SLATE SR.34 SRI:36
MT-2	METAL COPING	EXCEPTIONAL METALS	PRO-FINISHED COLOR
MT-3	BRAKE METAL	MBCI	CLEAR ANODIZED
ARG-1	ARTIFICIAL GREEN WALL	SYNLAWN	TWO TONE BOXWOOD
CR-1	CABLE RAILING	GC	2X2 STEEL TUBING AND COATED STEEL CABLES; COLOR: BM 2124-20 "TROUT GRAY"
EXTERIOR PAINTS			
EP-1	CUSTOM COLOR	BENJAMIN MOORE	CUSTOM COLOR (MATTE/FLAT) MATCH PANTONE 540
EP-2	2134-50 "GULL WING GRAY"	BENJAMIN MOORE	2134-50 "GULL WING GRAY"
EP-3	7026 "GRIFFIN"	SHERWIN WILLIAMS	7026 "GRIFFIN"
EP-4	7037 "BALANCED BEIGE"	SHERWIN WILLIAMS	7037 "BALANCED BEIGE"
EP-5	7001 "MARSHMALLOW"	SHERWIN WILLIAMS	7001 "MARSHMALLOW"



EXTERIOR ELEVATION - OVERALL RIGHT SIDE (NORTHEAST) 1/8"=1'-0" | 4

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FACADE REMODEL

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CITRUS HEIGHTS, CA

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RED MOUNTAIN GROUP

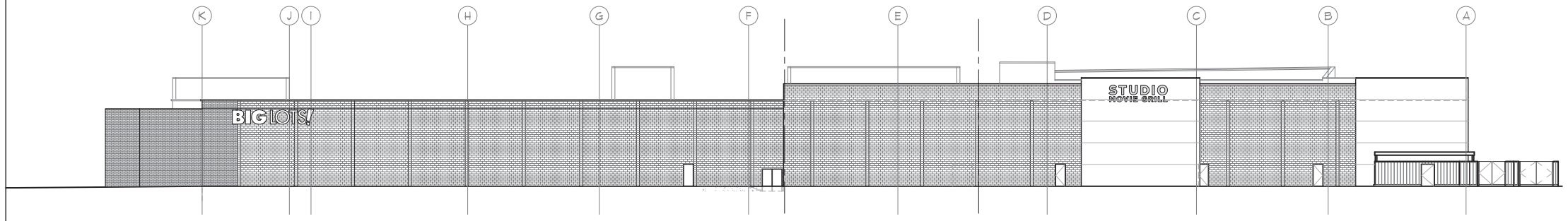
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12/04/17	DESIGN REVIEW PERMIT ISSUE

DATE	DESCRIPTION

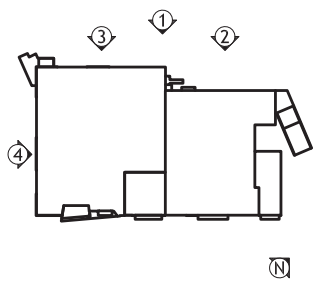
EXTERIOR ELEVATIONS

A2.0

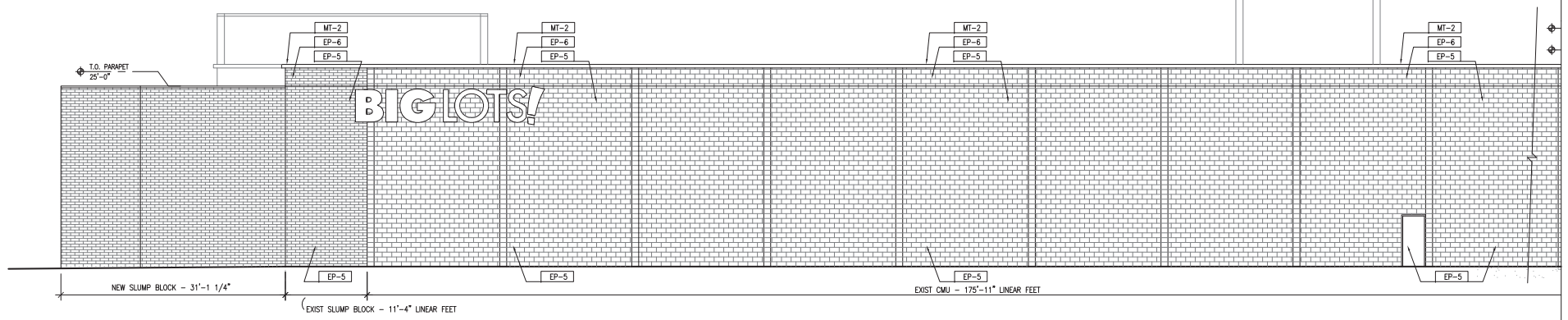
PROJECT NUMBER:
RMG17001



EXTERIOR ELEVATION - OVERALL REAR (NORTHWEST) 1/16"=1'-0" | 1



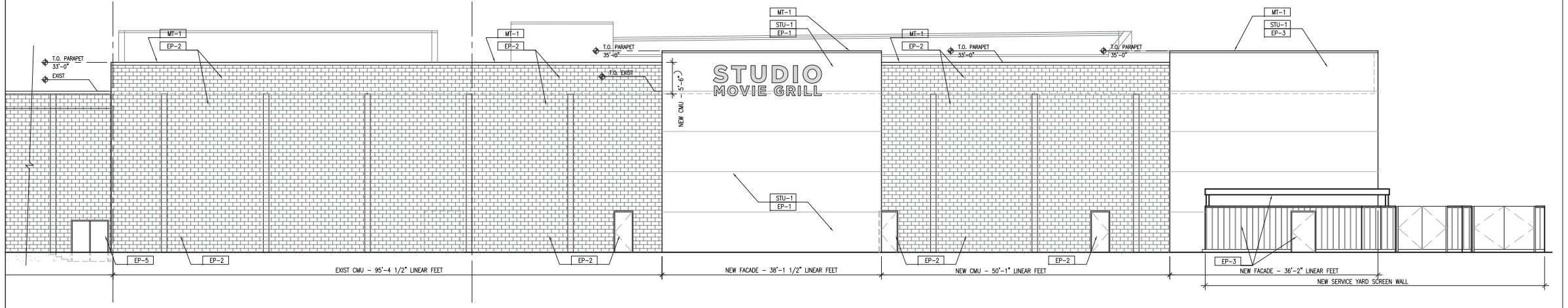
KEY PLAN N.T.S.



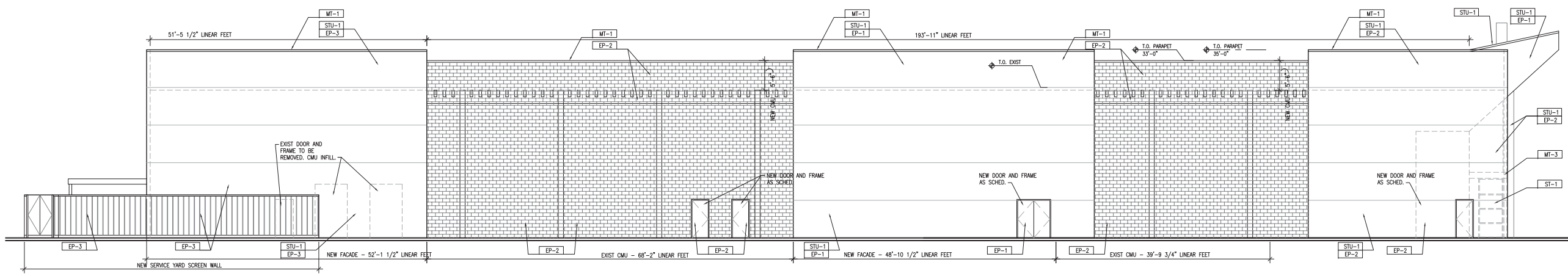
EXTERIOR ELEVATION - REAR (PARTIAL) 1/8"=1'-0" | 2

FINISH SCHEDULE

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CR-1	CABLE RAILING	GC	2X2 STEEL TUBING AND COATED STEEL CABLES; COLOR: BM 2124-20 "TROUT GRAY"
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EP-3	7026 "GRIFFIN"	SHERWIN WILLIAMS	7026 "GRIFFIN"
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EP-5	7001 "MARSHMALLOW"	SHERWIN WILLIAMS	7001 "MARSHMALLOW"



EXTERIOR ELEVATION - REAR (PARTIAL) 1/8"=1'-0" | 3



EXTERIOR ELEVATION - OVERALL LEFT SIDE (SOUTHWEST) 1/8"=1'-0" | 4

ARCHITECT:

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(714) 460-1324
www.redmountainretailgroup.com

PRELIMINARY
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FACADE REMODEL

8501 AUBURN BLVD.
CITRUS HEIGHTS, CA

CLIENT: RED MOUNTAIN GROUP
1234 EAST SEVENTEENTH STREET
SANTA ANA, CALIFORNIA 92701

RED MOUNTAIN GROUP

DATE	DESCRIPTION
12/04/17	DESIGN REVIEW PERMIT ISSUE

DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A2.1

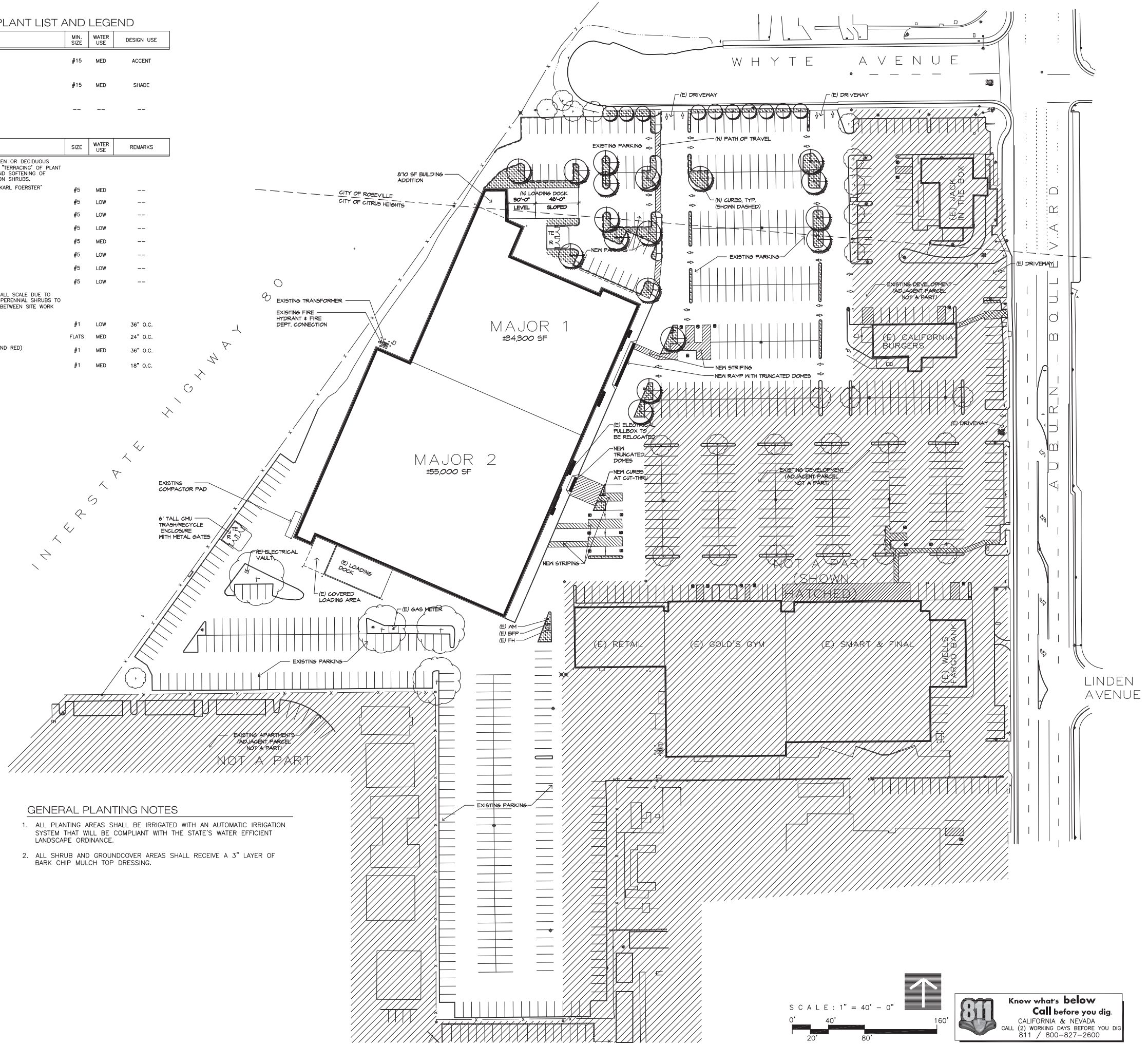
PROJECT NUMBER:
RMG17001

PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	#15	MED	ACCENT
	TILIA CORDATA 'GREENSPIRE' LITTLE-LEAF LINDEN	#15	MED	SHADE
	EXISTING TREES	--	--	--

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#5	MED	--
	CISTUS HYBRIDUS WHITE ROCKROSE	#5	LOW	--
	DIANELLA CAERULEA BLUE FLAX LILY	#5	LOW	--
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#5	LOW	--
	HEMEROCALLIS 'STELLA D' ORO' DAYLILY	#5	MED	--
	MUHLENBERGIA RIGENS DEER GRASS	#5	LOW	--
	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	#5	LOW	--
	RHAPHIOLEPIS INDICA 'SPP. INDIA HAWTHORN	#5	LOW	--
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. URSI MANZANITA	#1	LOW	36" O.C.
	FESTUCA GLAUCA BLUE FESCUE	FLATS	MED	24" O.C.
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	#1	MED	36" O.C.
	SOLLYA HETEROPHYLLA AUSTRALIAN BLUEBELL CREEPER	#1	MED	18" O.C.



GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.

SCALE: 1" = 40' - 0"

0' 20' 40' 80' 160'

Know what's **below** **Call** before you dig.
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CALL (2) WORKING DAYS BEFORE YOU DIG
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STAFFORD KING WISE ARCHITECTS

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SACRAMENTO, CALIFORNIA 95811
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landscape architecture · urban design
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REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12-31-18
11-16-16
STATE OF CALIFORNIA

CLIENT AND PROJECT

W. P. CAREY
50 Rockefeller Plaza,
New York, New York 10020

REBOUNDERZ / BIG LOTS

8501 Auburn Boulevard
Citrus Heights, CA

SHEET TITLE

PRELIMINARY PLANTING PLAN

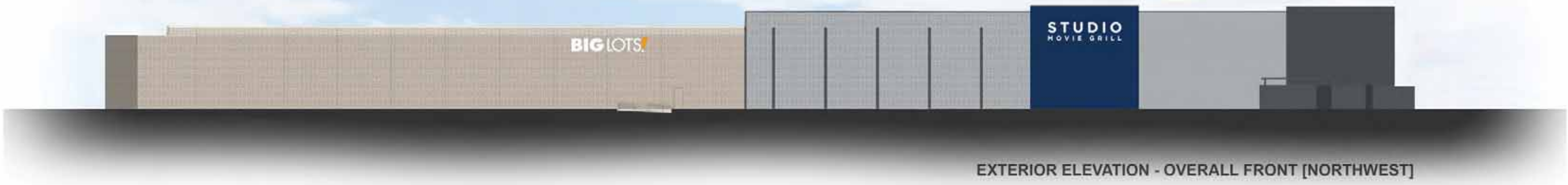
PROJECT NO. 04853.00	SHEET NO. L1
DRAWN BY ARM	CHECKED BY KCL
ISSUE DATE NOVEMBER 16, 2016	



EXTERIOR ELEVATION - OVERALL FRONT [SOUTHEAST]



EXTERIOR ELEVATION - OVERALL LEFT SIDE [NORTHEAST]



EXTERIOR ELEVATION - OVERALL FRONT [NORTHWEST]



EXTERIOR ELEVATION - OVERALL RIGHT SIDE [SOUTHWEST]

EP-1
STU-1
EP-2
STU-1
EP-3
STU-1
MT-1
CR-1
ARG-1
EFC-1
ECWP
MT-3
ST-1
ST-2
EP-1
EP-2
EP-3
RED MOUNTAIN GROUP
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