1. PC Agenda
   Documents:
   PC AGENDA PACKET 4-24-19.PDF

2. CALL MEETING TO ORDER

3. ROLL CALL
   Commission Members: Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

4. FLAG SALUTE

5. 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.

6. CONSENT CALENDAR
   Approval of the meeting minutes for March 13, 2019

7. PUBLIC HEARING
   a. PARCEL MAP - 6720 MARIPOSA AVENUE
      The applicant is requesting approval of a Parcel Map application to subdivide an approximate 4.5 acre parcel into two single-family lots. This project is Categorically Exempt from CEQA under Class 15 as a minor land division. Project Planner: Bermudez
   b. YIPPIE'S PLAYCENTER - 7777 SUNRISE BOULEVARD:
      The applicant is requesting approval of a Use Permit for a children's indoor recreation facility. This project is Categorically Exempt from CEQA per Section 15301 "Existing Facility" of the California Environmental Quality Act. Project Planner: Singer

8. REGULAR CALENDAR
   a. CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2019/2020 - 2023/2024
      The Planning Commission will consider the proposed CIP to determine consistency
AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
APRIL 24, 2019 - 7:00 PM
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

PC Agenda
PC AGENDA PACKET 4 - 24-19.PDF

1. CALL MEETING TO ORDER
2. ROLL CALL
Commission Members: Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

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
(a) Approval of the meeting minutes for March 13, 2019

6. PUBLIC HEARING
(a) PARCEL MAP - 6720 MARIPOSA AVENUE
The applicant is requesting approval of a Parcel Map application to subdivide an approximate 4.5 acre parcel into two single-family lots. This project is Categorically Exempt from CEQA under Class 15 as a minor land division. Project Planner: Bermudez

(b) YIPPIE'S PLAYCENTER - 7777 SUNRISE BOULEVARD
The applicant is requesting approval of a Use Permit for a children’s indoor recreation facility. This project is Categorically Exempt from CEQA per Section 15301 “Existing Facility” of the California Environmental Quality Act. Project Planner: Singer

7. REGULAR CALENDAR
(a) CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY 2019/2020 - 2023/2024
The Planning Commission will consider the proposed CIP to determine consistency with the General Plan. (Regina Cave)

8. ADJOURNMENT

9. 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”.

1.
Documents:
2.
3.
4.
5.
6.
7.
(a).
(b).
8.
(a).
9.
CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING  
AGENDA  
Wednesday, April 24, 2019 - 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.

1. CALL MEETING TO ORDER

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

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 March 13, 2019.
6. PUBLIC HEARING

A. DUNDEE ESTATES II PARCEL MAP – 6720 MARIPOSA AVENUE:
The applicant is requesting approval of a Parcel Map application to subdivide an approximate 4.5 acre parcel into two single-family lots. This project is Categorically Exempt from CEQA under Class 15 as a minor land division. Project Planner: Bermudez

B. YIPPIE’S PLAYCENTER – 7777 SUNRISE BOULEVARD:
The applicant is requesting approval of a Use Permit for a children’s indoor recreation facility. This project is Categorically Exempt from CEQA per Section 15301 “Existing Facility” of the California Environmental Quality Act. Project Planner: Singer

7. REGULAR CALENDAR

A. Capital Improvement Program (CIP) for FY 2019/2020 – 2023/2024
The Planning Commission will consider the proposed CIP to determine consistency with the General Plan. (Regina Cave)

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 Blvd., 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 6360 Fountain Square Drive, Citrus Heights, CA.

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
Minutes
March 13, 2019

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

2. ROLL CALL
   Commission
   Present: Duncan, Flowers, Ingle, Lagomarsino, Scheeler, Van Duker
   Absent: Schaefer
   Staff Present: Flores, Kempenaar, McDuffee, Ramsay, Ziegler

3. FLAG SALUTE
   Commissioner Ingle led the flag salute.

4. PUBLIC COMMENT
   None

5. CONSENT CALENDAR
   The meeting minutes for February 27, 2019 were approved as submitted.

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

6. PUBLIC HEARING

   A. PUBLIC STORAGE – 6380 TUPELO DRIVE: Project Planner Kempenaar
      presented a request for approval of a Use Permit Modification and Design
      Review Permit Modification to eliminate tenant spaces and convert an
      existing 12,960 square foot office/mini-storage building to a mini-storage
      facility of 14,040 square feet. This project is exempt from California
      Environmental Quality Act review.

      There was Planning Commission and staff discussion.

      Chair Lagomarsino opened the public hearing.

      Applicant, Mark Kennedy, said that he would be happy to answer any questions.
Chair Lagomarsino asked about steps taken to increase security for the area.

Mr. Kennedy said they have a video system and have cameras all around the property and they have upgraded their lighting system.

Commissioner Van Duker asked what would be on the other side of the glass. Mr. Kennedy said that it is a secured wall system, and the storage units will be right up against the glass.

Commissioner Duncan asked if the facility is full. Mr. Kennedy said that they currently have approximately 98% occupancy as there is a high demand in this location.

Commissioner Duncan said he has heard that some people try to stay there all night.

Mr. Kennedy said that is not allowed and they would have police remove the person immediately.

Commissioner Scheeler asked if they have security inside as well as outside. Mr. Kennedy said the majority of the security system is exterior.

Commissioner Ingle asked if the public storage would bring in more money than the tenant spaces that are there currently. Mr. Kennedy replied that as a company they are a storage company and retail and commercial spaces are something that they are trying to move away from.

Jeff, a tenant at the project location spoke in opposition to this project and said he has been there 8 years and likes the location and that these type of units are hard to find.

Michael Johnson, a tenant at the project location spoke in opposition to this project and said that this is the only office warehouse building that he knows of in the area.

Applicant, Mark Kennedy, said that tenants are not required to leave before their lease is up.

Chair Lagomarsino closed the public hearing.

**Commission Comments**

Commission Van Duker said he can relate to the tenants because his family business also had to relocate, however, he thinks this project should move forward.
Commissioner Flowers said that she can relate to both the tenants and the property owner, but doesn’t see any reason why this project shouldn’t move forward.

Commissioner Scheeler said that he is concerned for the small businesses and people who work there, however, the property owner has a right to do what they feel is best for their business.

Commissioner Ingle spoke in opposition of this project and said she does not think this project will strengthen our retail base or provide needed goods and services; that is already happening.

Commissioner Duncan spoke in opposition of this project; he feels Citrus Heights has enough storage businesses and he doesn’t want to see business owners go out of business.

Chair Lagomarsino reminded the property owners that they should be responsible for keeping the parking lot clean at all times.

Chair Lagomarsino called for a motion.

**Motion:**

A. Find that the project is Categorically Exempt from CEQA per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

B. Approve a Use Permit and Design Review Permit modification to allow the conversion from an office/warehouse building to a mini-storage facility building with rental office service located at 6380 Tupelo Drive subject to the findings and conditions of approval contained in this report.

**M/S:** Flowers/Scheeler  
**AYES:** (4) Flowers, Lagomarsino, Scheeler, Van Duker  
**NOES:** (2) Duncan, Ingle  
**ABSENT:** (1) Schaefer

Commissioner Scheeler directed staff to have the City’s Economic Development staff contact and work with these business owners that are affected by this project.

**CONDITIONS OF APPROVAL - USE 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 and the Auburn Boulevard Specific Plan. [Planning]
2) 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, Sacramento Suburban Water District, Sacramento Area Sewer District, and with the implementation measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices.

3) This approval will expire in two (2) years (3/13/2021) after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]

4) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]

5) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. [Planning]

6) 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]

**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) Mechanical equipment shall be screened by the building parapet. No rooftop equipment may be visible from the surrounding right of way. [Planning]
3) The site plan shall be revised to include the installation of a minimum of one bicycle rack conveniently placed to the satisfaction of the Planning Division. [Planning]

4) This Design Review Permit approval does not include any signs. All signs must comply with the sign requirements and receive a separate permit. [Planning]

Prior to Issuance of Building Permit

5) The applicant shall submit a lighting plan that depicts the proposed on-site lighting will not exceed .50 foot-candles within 2 feet of the property line of the light source. [Planning]

6) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. The applicant should contact the Permit Services Unit at 916-876-6100 for sewer impact fee information. [SASD]

7) Development Impact Fees shall be calculated using current fees at time of development and shall be paid prior to issuance of the building permit. [Engineering]

8) The applicant shall submit a security plan to the Police Department for review and approval. The security plan should address crime prevention thru security cameras, alarm upgrades, or other improvements, subject to Police Department approval. [Police]

Other Conditions of Approval

9) Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]

10) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Community Services Director provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]

11) Prior to any occupancy, remove and replace the existing driveway along Tupelo Drive to a Type A-6 driveway that meets current accessibility requirements. Transitions to the existing sidewalks on both sides of the
driveway are required. All work within the public Right-of-Way requires an
Encroachment Permit from the General Services Department [Engineering].

12) Prior to any occupancy, install one streetlight along Tupelo Drive. Location to
be determined by City Staff. [Engineering].

13) 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]

7. REGULAR CALENDAR

A. BIKEWAY AND PEDESTRIAN MASTER PLAN
   Senior Planner Kempenaar presented an overview of the Bikeway and
   Pedestrian Master Plans.

B. PLANNING COMMISSION ACADEMY DISCUSSION
   The Planning Commissioners that attended the Planning Commissioners
   Academy shared their experience and what they learned.

8. ADJOURNMENT
   There being no further business, the meeting was adjourned at 8:20 PM to the
   next meeting of April 10, 2019.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary
REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide a 4.57± acre parcel into two parcels that front on Mariposa Avenue.

Applicant: Gary Timothy Wong, P.L.S.
Wong & Associates
11344 Coloma Road, Suite 235-A
Rancho Cordova, CA 95670

Property Owner: Bay Miry
Bay Miry Trust
1725 Capitol Avenue
Sacramento, CA 95811

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Find the project is Categorically Exempt from the California Environmental Quality Act under Section 15315 (minor land division).

B. Approve the Tentative Subdivision Map to allow for the division of an approximate 4.57± acre parcel located at 6720 Mariposa Avenue into 2 parcels subject to the findings and conditions of approval contained in the staff report.

C. Approve the Tree Permit for the project located at 6720 Mariposa Avenue subject to the conditions of approval contained in the staff report.

BACKGROUND

The vacant 4.57± acre project site is located on the east side of Mariposa Avenue, just south of Highland Avenue. Approximately 1.88 acres of mixed oak woodland habitat occurs through the area and extends into the areas surrounding the creek and neighboring parcels. The vegetation is dominated by oak canopy including interior live oak, blue oak, and valley oak. The property also has large portions identified to be within the 100-year flood zone due to its proximity to Arcade Creek which crosses the property from the east to west.

The project site is identified as parcel 4 of Dundee Estates (Attachment 2) which was approved in 2006. Dundee Estates created four lots from a larger lot of approximately 6.6 acres. Parcels 1 through 3 of Dundee Estates front along Highland Avenue and parcel 4, the current project site, fronts on Mariposa Avenue. This current project is requesting to further subdivide parcel 4 into two lots.
The General Plan designation of this property is Low Density Residential. The property is zoned RD-5.

The project setting is summarized below:

<table>
<thead>
<tr>
<th>Location</th>
<th>6720 Mariposa Avenue APN # 2110-0900-004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name and File #</td>
<td>Dundee Estates II – File # TT-18-02 &amp; TP-19-16</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>The project consists of approximately 4.57± gross acres.</td>
</tr>
<tr>
<td>REACH Neighborhood:</td>
<td>The project is within the boundaries of the Sylvan Old Auburn Neighborhood Association (#10). No comments were received from the association.</td>
</tr>
</tbody>
</table>

**ZONING AND LAND USES**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ZONING</th>
<th>GENERAL PLAN LAND USE</th>
<th>ACTUAL USE OF PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site</td>
<td>RD-5</td>
<td>Low Density Residential (LDR)</td>
<td>Vacant</td>
</tr>
<tr>
<td>North</td>
<td>RD-5</td>
<td>LDR</td>
<td>Single family homes</td>
</tr>
<tr>
<td>South</td>
<td>RD-5</td>
<td>LDR</td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>RD-5</td>
<td>LDR</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>RD-5</td>
<td>LDR</td>
<td>Single family homes</td>
</tr>
</tbody>
</table>

**TENTATIVE SUBDIVISION MAP – FILE # TT-18-02**

**Tentative Subdivision Map – Description of Request**

The applicant is seeking approval to divide a 4.57± acre parcel into two lots as shown on Exhibit A. Both parcels will have direct frontage on Mariposa Avenue. A portion of Arcade Creek and/or its adjoining floodplain are present on both parcels. The table below shows the size of each of the proposed parcels:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Minimum net lot size required by Code (SF)</th>
<th>Proposed Lot Size (Gross SF)</th>
<th>Required Minimum buildable area (SF)</th>
<th>Approximate buildable area (Net SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4A</td>
<td>5,000</td>
<td>99,621</td>
<td>5,000</td>
<td>13,300</td>
</tr>
<tr>
<td>4B</td>
<td>5,000</td>
<td>99,491</td>
<td>5,000</td>
<td>34,800</td>
</tr>
</tbody>
</table>

As this table shows, the size of each of the lots is significantly larger than the total buildable area. The total buildable area figure is calculated from all property outside of the floodway, the pedestrian easement and the conservation area.

**Tentative Subdivision Map - Analysis**

The Subdivision Map Act requires findings be made in order to approve a Tentative Subdivision Map. It should be noted that under normal circumstances this project would be processed as a parcel map, which are applications that create 4 or fewer lots, but the Subdivision Map Act states that if a proposed land division was part of an earlier map, the number of lots created shall be
combined. In this case, the total number of lots created is 5, therefore it is processed as a subdivision map. A significant difference between a subdivision map and a parcel map are the required site improvements. Subdivision maps require the site improvements (frontage) be installed prior to the recordation of the map where parcel maps, improvements typically are not required until time the parcel is developed.

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 is consistent with the General Plan.**

As noted previously, the General Plan designates this property as Low Density Residential. This designation provides primarily for single family homes. Residential densities are required to fall within the range of 1 to 8 dwelling units per acre. The subdivision of this 4.57± parcel into two parcels equates to a density of .5 units per acre – less than required by the General Plan. However, a great portion of the site is not buildable due to creek/floodplain issues. Excluding the creek/floodplain area yields a total “buildable area” on the site of approximately 1.10 acres. When the density is calculated using this number, the result is less than 1 unit per acre, which falls within the allowable density range and is therefore consistent with the General Plan.

Housing goals of the General Plan applicable to this project include the following:

- **Goal 25:** Provide adequate sites for a variety of housing opportunities to serve all residents.

- **Goal 28:** Ensure housing opportunities for all segments of the community.

  - **Policy 28.5** Encourage development of move-up housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

The map will create two very large lots for new single family homes. The size of the lots in such an attractive setting – heavily treed with a creek – suggests that the homes on these lots will provide opportunities for move-up housing.

In addition to the housing policies, several goals and policies of the General Plan related to natural resources are applicable to this project. These goals and policies are discussed under a separate heading below.

The property is zoned RD-5. The minimum lot size for single family homes on interior lots in the RD-5 zone is 5,000 square feet. The two lots created by this map clearly exceed this minimum lot size.

2. **The site is physically suited for the type and proposed density of development.**

Parcels 4a and 4b will have direct access to Mariposa Avenue. A single family home is planned for each lot. Both lots are suitable for development of a single family home and the proposed density is also suitable for the site.
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.**

Potential impacts to the site’s biological resources and the existence of such resources on this site was considered during the review of the proposal. To assist us in understanding the biological resources on the site, a Biological Resource Assessment (March 2019) was prepared. This report is attached for background information for the Planning Commission (Attachment 6).

The General Plan has several goals and policies concerning natural resources that are applicable to this project. The goals and policies most applicable to this project are noted below:

**Goal 7:** Ensure that new development in rural areas is compatible with the surrounding neighborhood.

**Policy 7.3:** Require new development to preserve and enhance significant natural features (such as creeks, wetlands, and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Ordinance.

**Goal 35:** Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands.

**Policy 35.1:** Preserve continuous riparian corridors and adjacent habitat along the City’s creeks and waterways.

**Policy 35.2:** Achieve and maintain a balance between conservation, development and utilization of open space.

To preserve and protect the natural setting and support the goals of the General Plan, the following conditions have been placed on the project:

- **Demarcation of 100-year floodplain boundary.** Condition 16 requires 3’ wooden posts to be placed on each lot. These posts will demarcate the floodplain boundary. The locations of these posts on the floodplain boundary are a fairly ample distance from the creek and much of the sensitive habitat areas.

- **Conservation area.** The parcel has an existing “conservation easement”. While labeled a “conservation easement” on the map, it will not actually be an easement granted to another entity. However, we are requiring that this area be noted as a “conservation area” on the final map and further, that the specific location of this area be reflected as a deed restriction to each lot. The deed restriction should at a minimum include the following language:
  
  o No development can occur within the conservation area. “Development” includes any movement of dirt – either grading or fill activities – within the conservation area. Accessory structures of all kinds, including pools, are
prohibited. Landscape improvements can only occur upon written approval of the City.

- Fencing of all kinds is prohibited within the conservation area.

In addition to the deed restriction on the map, all initial purchasers of the property shall sign a disclosure statement acknowledging restrictions within the conservation area (Condition No. 12).

- **Trees.** Any future activities associated with the on-site trees must be conducted in accordance with the requirements of the City’s Tree Preservation Ordinance. This fact should be noted on each property’s deed restrictions. Additionally, each initial purchaser shall sign a disclosure statement acknowledging their understanding that the trees on the lot are protected by the City’s Tree Preservation Ordinance (Condition No. 12).

- **Elevation of Homes.** While the 100-year floodplain does exist on both parcels, each parcel contains a significant buildable area outside of the floodplain. To further protect the homes from potential floodwaters, condition No. 13 requires all homes to be raised a minimum of 2’ above the floodplain elevation.

**Grading/Drainage.** The pad area for the future homes appears to be relatively flat and minimal grading is expected to be required. When the site is developed, grading will be reviewed to ensure drainage flows towards the street or naturally drains towards the creek area.

Based upon the conditions of approval noted above, staff believes the finding can be made that the proposed map will not create substantial environmental damage.

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.*

**Street improvements.** Full street improvements are required from the southern parcel boundary up to the existing bridge. The sidewalk will meander in a manner that minimizes impacts to oak trees to the greatest extent possible. These improvements will be required prior to the recordation of the map.

**Pedestrian easement.** Both properties currently have a 50 foot pedestrian easement. This easement was created as part of the future creek trail network. The pedestrian easement falls within the conservation area of the property. When this portion of the creek trail is developed, it will allow public access. Condition 12 requires that this area continue to be identified on the final map and recorded as a deed restriction on each lot. In addition to the deed restriction on the map, all initial purchasers of the property shall sign a disclosure statement acknowledging the pedestrian easement.

**Tentative Subdivision Map - Conclusion**

As proposed and conditioned, staff believes the required findings can be made to approve the Tentative Subdivision Map for this project. Staff recommends approval of the tentative subdivision map subject to the conditions of approval contained in the staff report.
TREES PERMIT

Tree Permit – Description of Request

As noted previously, the project site contains several trees, including native oak trees as well as other native and ornamental trees. Exhibit B provides and inventory and impact assessment on the health and structure of the protected trees on the project site. The report states that 37 trees (421 inches) will be removed with the project. Of those 37 trees, 16 are recommended for removal by the arborist due to health/structural problems, and 21 are proposed for removal as a result of development of this site – either for street improvements on Mariposa or for construction of a residence. In addition to the trees proposed for removal, an estimated 19 other trees will be impacted by development through encroachments (construction activity) occurring within their dripline.

As indicated in the Tree Impact Assessment, the following 16 protected trees (161-inches DBH) are proposed for removal due for health reasons:

162, 163, 167, 179, 181, 192, 193, 205, 229, 234, 241, 274, 285, 292, 294, 488

As indicated in the Tree Impact Assessment, the following 21 protected trees (260-inches DBH) are proposed for removal due to the development of the properties (public improvements and home construction):

143, 144, 145, 509, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 151, 152, 154, 156, 158, 159, 170

Tree Permit - Analysis

Chapter 19.12 of the Citrus Heights Municipal Code contains the City’s Tree Preservation Ordinance. The purpose of this Ordinance is to preserve and protect the City’s remaining native oak trees and other species of trees greater than 19 inches in diameter.

Impacts to the oak trees, as well as the habitat they support, were reviewed with the City’s policies regarding oak tree and natural resource protection. The Engineering Division has also been sensitive to the issue of oak tree preservation and, in light of this, is recommending a meandering sidewalk along Mariposa Avenue to minimize impacts to the oak trees.

Once the homes are completed, the preservation responsibility for the trees on individual lots will reside with the homeowner. We have included conditions of approval in response to this. A condition of the project requires the developer to prepare a homeowners’ packet of information that will describe how individual homeowners should care for their oak tree(s) and also requires a disclosure statement on the title report for each lot acknowledging the existence of the oak trees and that they are regulated by the City’s Tree Preservation Ordinance (Condition 21).

Mitigation

The City’s Tree Preservation Ordinance requires mitigation of any healthy oak trees that are removed. Mitigation can be through replanting of new oak trees (on an inch per inch basis), payment of an in-lieu mitigation fee, or a combination of the two. The project appears to be required to mitigate for 260 inches of tree removal. A mitigation plan will be required prior to the issuance of any development permits.
Tree Permit Conclusion

Based on the analysis above, staff recommends approval of the Tree Permit subject to the proposed conditions of approval. The project meets the intent of the Tree Preservation Ordinance.

ENVIRONMENTAL DETERMINATION

This project is exempt under the requirements of the California Environmental Quality Act, Section 15315 (minor land division).

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

MOTION NO. 1: FIND THE PROJECT IS CATAGORICALLY EXMEPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15315 (MINOR LAND DIVISION).

MOTION NO. 2: MOVE TO APPROVE THE TENTATIVE SUBDIVISION MAP TO ALLOW FOR THE DIVISION OF AN APPROXIMATE 4.57± ACRE PARCEL LOCATED AT 6720 MARIPOSA AVENUE INTO 2 PARCELS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.

MOTION NO. 3: MOVE TO APPROVE THE TREE PERMIT FOR THE PROJECT LOCATED AT 6720 MARIPOSA AVENUE SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.

FINDINGS FOR TENTATIVE SUBDIVISION MAP (FILE # TT-18-02):

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

- The site is physically suited for the type and proposed density of development.

- The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems.

- 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.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # TT 18-02):

1) The tentative map approval is valid for two (2) years from the date of approval by the Planning Commission, unless an extension is granted. (Planning)

2) The project is approved as shown in Exhibits A and B and as conditioned or modified below. The project shall comply with the requirements of all agencies including service providers.
3) The City’s Zoning Code has a minimum creek setback requirement of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from stream bank, whichever distance is greater. All proposed structures (including swimming pools, sheds, gazebo, etc.) shall adhere to this requirement. This setback line shall be shown on the final map. (Planning, Engineering)

Prior to Recordation of Final Map

4) Street frontage improvements along Mariposa Avenue shall be completed prior to the recordation of the final map. Improvements are as follows: street pavement widening & striping, Class II bike lane, 5-ft wide sidewalks, vertical curbs, gutters and three (3) streetlights (LED, Type A).

5) If needed, the applicant shall dedicate, by final map, additional street right-of-way (ROW) to accommodate full width of street improvements (other than the portions where there are separated sidewalks to help preserve trees).

6) The conservation easement shall be renamed as “conservation area” and a note placed on the map that indicates no development shall occur in the conservation area.

7) Prior to recording the Subdivision Map, applicant must pay sanitary sewer impact fees and Sunrise Recreation & Parks District fees (Quimby Act fees). Contact each agency for fee amounts.

8) All weather access roads must be provided to sewer manhole so that all manholes are accessible for District maintenance and cleaning equipment. At a minimum, this all-weather access road must consist of 2 inches of asphalt concrete surface over 6 inches of compacted aggregate base, across a minimum 12-foot wide drivable surface. Other all-weather surface roads may be used in place of asphalt concrete to the satisfaction of SASD’s. Any deviation from the above condition must be approved by SASD on a case by case basis. (SASD)

9) Sacramento Area Sewer District and the Sacramento Regional County Sanitation District may require additional sewer impact fee payments in accordance with each District’s Ordinances. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information. (SASD)

10) 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)

11) 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)

12) All initial purchasers of each of the new lots shall sign a disclosure statement in a form acceptable to the City, acknowledging the following restrictions:

   o No development shall occur within the conservation area. “Development” includes any movement of dirt – either grading or fill activities. Accessory structures of all kinds, including pools, are prohibited. Landscape improvements can only occur upon written approval of the City.
The pedestrian easement shall remain on the property and may be used by the public as part of a city creektrail network.

The trees on the lot are protected by the City’s Tree Preservation Ordinance.

The City shall review and approve the wording and content of the disclosure statement. The City shall also receive a signed copy of the disclosure statement from the initial owner of the parcel, as well as the initial owner of each home. (Planning)

Pre-Construction and Prior to Approval of Improvement Plans

13) The lowest floor elevation for any dwelling units shall be at least two (2’) feet above FEMA’s Base Flood Elevation (BFE). All other structures shall have a finished floor elevation at or above the BFE. An Elevation Certificate (EC) is required and must be completed by a California Professional Land Surveyor. (Engineering)

14) No structures shall be allowed within any easements, including but not limited to the conservation easement, pedestrian easement, floodway easement, and sanitary sewer easement. (Planning, Engineering)

15) No fill, structures and/or solid fencing are allowed within the FEMA 100-Year Floodplain limits. (Engineering)

16) 3’ wooden posts shall be installed on the property to demarcate the floodplain boundary prior to the construction of any structures on each lot. (Planning)

17) The storm water runoff collected along Mariposa Avenue will discharge into the creek. Outfall shall be designed such that the slopes of the creek are protected from erosion. This may require approvals from California Fish & Wildlife and/or U.S. Army Corps of Engineers. (Engineering)

18) The project shall meet pre and post Best Management Practices (BMP’s) to minimize pollutants entering Arcade Creek and the storm drain system. BMP’s shall meet State of California requirements. (Engineering)

19) If construction activities result in a land disturbance of more than one (1) acre, the developer shall obtain a Construction Activities Storm Water General Permit from the State Water Resources Control Board. The applicant shall provide a copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the Engineering Division prior to approval of any grading on-site. (Engineering)

20) Improvement plans for utilities, road and other public improvements shall be coordinated with the project arborist. This includes all proposed trenches. All such improvement plans shall be signed by the project arborist prior to submittal to the City. (Planning)

21) Improvements within the right of way shall require improvement plans and an encroachment permit. (Engineering)

22) Construct frontage improvements along the Mariposa Avenue frontage from the southern parcel boundary to the bridge. Mariposa is a 60’ collector and dedication to the half-street width of 30’ is required. The design of the improvements shall be coordinated with the project...
arboretum and will likely include a meandering sidewalk. A pedestrian easement may be needed for the meandering sidewalk. (Engineering)

23) All development impact fees (Roadway, Transit, Administration, and Drainage) shall be paid prior to issuance of each building permit (Engineering)

24) Lower Laterals shall not directly connect to main lines more than 1 MGD of flow except at a manhole (SASD)

25) Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards apply to any onsite and offsite sewer construction. (SASD)

26) Civil improvement plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for acceptance of the access road, fire apparatus turn around and fire hydrant locations. (SMFD)

27) Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code. (SMFD)

28) Each residential unit shall have approved numbers or addresses placed in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. (SMFD)

29) 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)

30) 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)

31) 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. (SMUD)

32) 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)

33) 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)

34) 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)

35) The Applicant shall provide separate SMUD service points to each parcel to the satisfaction
36) Each home shall have a separate water connection. Installation of the water distribution system shall be by the developer's contractor at the developer's expense. (CHWD)

37) The applicant shall pay all fees and charges established by the water district, including those for plan check, construction, inspection, connection and meter installation. (CHWD)

38) Contact PG&E for their requirements. It is the developer’s responsibility to notify PG&E of any required work on their facilities. Comply with any PG&E requirements. (PG&E)

39) If construction or tree removal occurs during the nesting season (February 1 through August 30), a survey to identify active nests of the white-tailed kite and other raptors protected under Fish and Game Code. The survey shall be conducted by a qualified biologist no more than 2 weeks before the start of construction. Active raptor nests located within 300 feet of the project will be mapped. A determination will be made by a qualified biologist, in coordination with Department of Fish and Game (DFG), as to whether or not construction work would affect the active nest or disrupt reproductive behavior. Criteria used for this evaluation will include, but not be limited to, presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. Alternatively, other appropriate avoidance measures approved by DFG may be implemented to ensure that the nest is protected. If it is determined that construction will not affect an active nest or disrupt breeding behavior, construction may proceed without any restriction or mitigation measure.

If it is determined that construction will affect an active raptor nest or disrupt reproductive behavior, then avoidance is the only mitigation available. Construction will not be permitted within 300 feet of such a nest until a qualified biologist determines that the subject nests are no longer active.

40) 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. All soil-disturbing work shall be halted within 50 feet of the discovery until 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 be treated 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. (Planning)
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 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)

**TREE PERMIT File # TP-19-16**

1. This permit only authorizes the removal of the following trees: 162, 163, 167, 179, 181, 192, 193, 205, 229, 234, 241, 274, 285, 292, 294, 488, 143, 144, 145, 509, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 151, 152, 154, 156, 158, 159, and 170. Removal of any other tree may only occur upon written approval of the Planning Division. (Planning)

2. 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 oak tree preservation. (Planning)

3. Mitigation for trees removed shall be through replacement plantings on an inch per inch basis or payment on an in-lieu fee ($298 per inch) or a combination thereof. A Planting Plan shall be submitted showing the location of all new plantings and a program designed to ensure their survival for a five-year period. (Planning)

4. All inspections by the Project Arborist shall occur prior to and during the course of construction as contained in the Construction Impact Assessment dated December 21, 2018. (Planning)

5. 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 native oak tree preservation requirements. (Planning)

6. If construction or tree removal occurs during the nesting season (February through July), a pre-construction survey for nesting birds should be conducted by a qualified biologist. The survey should be conducted no more than 14 days prior to the initiation of any tree removal or construction activities. If the surveyor determines that an active bird nest is close enough to the construction area to be disturbed, he or she shall, in consultation with the State Department of Fish and Game, determine the extent of the construction-free buffer zone to be established around the nest. (Planning)

**PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITION PERMIT**

7. The applicant shall submit an updated arborist report and tree impact assessment report. The tree impact assessment report shall include all preservation measures that the applicant shall
undertake during construction to ensure the long-term health and safety of all trees that will remain. This updated arborist and tree impact assessment shall include impacts from all utility, road and public improvements and from all trenching activities on-site, as well as impacts from construction of homes. (Planning)

8. 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. 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)

9. 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)

10. Any watering or deep root fertilization which the arborist deems necessary to protect the health of the tree due to the construction impacts shall be completed by the applicant. (Planning)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

11. The following information must be located on-site during construction activities:
   A. Arborist’s reports (inventory and revised tree impact assessment)
   B. Approved site plan including fencing plan and clearing denoting trees planned for removal and trees that will be retained
   C. Conditions of approval for the Tree Permit (Planning)

12. A certified arborist shall monitor any excavation within the dripline of the oak tree. (Planning)

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

14. Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak trees. Only low-water usage plantings may be planted under the dripline of the oak tree. (Planning)

15. 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)

16. Storage of materials, equipment and vehicles is not permitted within the dripline of the oak tree. Vehicles and other heavy equipment shall not be operated within the dripline of the oak tree. (Planning)

17. The 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 oak 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)

18. 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)

19. At least five (5) days before the applicant seeks an occupancy permit for an individual house on a lot that contains an oak tree, 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 the tree, either being in conformance with this permit or of the required mitigation still needing to be performed.  (Planning)

20. The applicant shall submit for review and approval by the City a homeowners' packet of information. This packet of information shall include information on the care of the native oak trees on the individual homeowner’s lot and shall be transmitted to each new home owner upon the sale of the home. Additionally, the applicant shall demonstrate to the City that a disclosure statement is recorded on the title report for each parcel containing a native oak tree that acknowledges the existence of the oak tree(s) and that the tree(s) are protected by the City’s Tree Preservation Ordinance.  (Planning)

21. Once the homes are completed, the preservation responsibility for the trees on individual lots will reside with the homeowner. The developer shall prepare a homeowners’ packet of information that will describe how individual homeowners should care for their oak tree(s). A disclosure statement shall also be placed on the title report for each lot acknowledging the existence of the oak trees and that they are regulated by the City’s Tree Preservation Ordinance.

22. 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 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)

Attachments:
1. Vicinity map
2. Dundee Estates I Project Map
3. Biological Resource Assessment (March 2019)
Exhibits:
A. Tentative Map
B. Tree Inventory and Impact Assessment (December 2019)
Biological Resources Assessment
±4.59-Acre Dundee Estates Project
City of Citrus Heights, Sacramento County, California

Prepared for:
City of Citrus Heights

April 2, 2019

Prepared by:
FOOTHILL ASSOCIATES
© 2019
# TABLE OF CONTENTS

1.0 Introduction ......................................................................................................................... 1

1.1. Project Description ............................................................................................................ 1

2.0 Regulatory Framework ........................................................................................................ 2

2.1. Federal Regulations .......................................................................................................... 2

2.1.1. Federal Endangered Species Act ............................................................................... 2

2.1.2. Migratory Bird Treaty Act .......................................................................................... 2

2.1.3. The Bald and Golden Eagle Protection Act ............................................................... 2

2.2. State Jurisdiction .............................................................................................................. 3

2.2.1. California Endangered Species Act ........................................................................... 3

2.2.2. California Department of Fish and Game Codes ...................................................... 3

2.2.3. Native Plant Protection Act ...................................................................................... 3

2.3. Jurisdictional Waters ........................................................................................................ 3

2.3.1. Federal Jurisdiction ................................................................................................... 3

2.3.2. State Jurisdiction ....................................................................................................... 5

2.4. CEQA Significance ............................................................................................................. 5

2.4.1. California Native Plant Society .................................................................................. 6

2.4.2. California Department of Fish and Wildlife Species of Concern .................................. 7

2.5. City of Citrus Heights General Plan .................................................................................. 7

2.6. City of Citrus Heights Tree Ordinance .............................................................................. 7

3.0 Methods ............................................................................................................................... 9

4.0 Results ................................................................................................................................ 10

4.1. Site Location and Description ........................................................................................ 10

4.2. Physical Features ............................................................................................................. 10

4.2.1. Topography and Drainage ....................................................................................... 10

4.2.2. Soils ......................................................................................................................... 10

4.3. Biological Communities .................................................................................................. 11

4.3.1. Mixed Oak Woodland ............................................................................................. 11

4.4. Aquatic Resources .......................................................................................................... 12

4.4.1. Listed and Special-Status Plants ............................................................................. 13

4.4.2. Listed and Special-Status Wildlife ........................................................................... 13
4.5. Sensitive Habitats ........................................................................................................... 17
  4.5.1. Oak Trees and Oak Woodland ................................................................................ 17
  4.5.2. Wildlife Migration Corridors ................................................................................ 17

5.0 Conclusions and Recommendations .............................................................................. 19
  5.1. Recommendations ........................................................................................................ 20
    5.1.1. Protected Migratory Birds .................................................................................. 20
    5.1.2. Western Pond Turtle ......................................................................................... 21
    5.1.3. Special-Status Bats ......................................................................................... 22
    5.1.4. Protected Oak Trees ......................................................................................... 23
  5.2. Summary of Avoidance and Minimization Measures .................................................. 23

6.0 References ....................................................................................................................... 25

List of Tables

Table 1 — Impacts to Biological Communities ........................................................................ 19

List of Figures

Figure 1 — Site and Vicinity ................................................................................................. 27
Figure 2 — Soils .................................................................................................................... 28
Figure 3 — Biological Communities .................................................................................... 29
Figure 4 — Impacts to Biological Communities ................................................................ 30

List of Appendices

Appendix A — Applicable Sections of City of Citrus Heights General Plan
Appendix B — Regionally Occurring Listed and Special-Status Species
Appendix C — Plants and Wildlife Observed in the Study Area
Appendix D — Representative Site Photographs
Executive Summary

Foothill Associates’ biologist, Christine Heckler, conducted a biological resources assessment on March 11, 2019, for the Dundee Estates Project (Project), Assessor’s Parcel Number (APN) 211-0900-004, located within the City of Citrus Heights, Sacramento County, California. The site is located at 6720 Mariposa Avenue, approximately 0.67 miles north of Greenback Lane within the Dundee Estates subdivision (Parcel 4). The purpose of this document is to describe baseline conditions within the parcel by summarizing the general biological resources, assessing the suitability of the site to support special-status species and sensitive habitat types, and to provide recommendations for regulatory permitting or further analysis that may be required prior to development activities occurring on the site.

The ±4.59-acre parcel is undeveloped, consisting of mixed oak woodland and an associated perennial drainage (Arcade Creek). For the purpose of this assessment, only the ±1.88-acre development area was surveyed during the field assessment (Study Area). Surrounding land uses include residential neighborhoods, San Juan High School, and small business parks.

Known or potential biological constraints in the Study Area include the following:

- Known habitat for Nuttall’s woodpecker (*Picoides nuttallii*) and oak titmouse (*Baeolophus inornatus*);
- Potential habitat for western pond turtle (*Actinemys marmorata*);
- Potential habitat for migratory birds and raptors including: Cooper’s hawk (*Accipiter cooperii*), yellow-billed magpie (*Pica nuttalli*), purple martin (*Progne subis*), wrentit (*Chamaea fasciata*), common yellowthroat (*Geothlypis trichas*), spotted towhee (*Pipilo maculatus*), white-tailed kite (*Elanus leucurus*), and Lewis’s woodpecker (*Melanerpes lewis*);
- Potential habitat for pallid bat (*Antrozous pallidus*) and silver-haired bat (*Lasionycteris noctivagans*); and
- Protected oak trees.
1.0 INTRODUCTION

This report summarizes the findings of a biological resources assessment completed for the ±4.59-acre Dundee Estates Project located within the City of Citrus Heights, Sacramento County, California. This document addresses the onsite physical features, as well as plant communities present and the common plant and wildlife species occurring, or potentially occurring, in the Study Area. The suitability of habitats to support special-status species and sensitive habitats are also analyzed, and recommendations are provided for any regulatory permitting or further analysis required prior to development activities occurring on the site.

1.1. Project Description

The project proponent is proposing construction of two single-family residences and associated driveways within a ±4.59-acre parcel. The project proponent intends to divide the existing parcel (APN 211-0900-004) into two separate parcels to support the construction of the two residential houses (Parcel 4-A and Parcel 4-B). An existing conservation easement is designated throughout the current parcel and serves as the development area boundary for this biological resources assessment. No construction or construction-related activities are anticipated to occur outside of the development area or within the conservation easement.
2.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. The CEQA significance criteria are also included in this section.

2.1. Federal Regulations

2.1.1. Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the “take” of endangered or threatened wildlife species. “Take” is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

2.1.2. Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

2.1.3. The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to “take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.” Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to
an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

2.2. State Jurisdiction

2.2.1. California Endangered Species Act
The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur and allows CDFW to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State’s prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

2.2.2. California Department of Fish and Game Codes
A number of species have been designated “fully protected” species under Sections 5515, 5050, 3511, and 4700 of the Fish and Game Code, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The California Fish and Game Code defines take as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Additionally, Section 3503 of the California Fish and Game Code prohibits the killing of birds or the destruction of bird nests.

2.2.3. Native Plant Protection Act
The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants protected under the NPPA. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

2.3. Jurisdictional Waters

2.3.1. Federal Jurisdiction
The U.S. Army Corps of Engineers (Corps) regulates discharge of dredge or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). “Discharges of fill material”
is defined as the addition of fill material into waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; fill for intake and outfall pipes and subaqueous utility lines [33 C.F.R. §328.2(f)].

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Boundaries between jurisdictional waters and uplands are determined in a variety of ways depending on which type of waters is present. Methods for delineating wetlands and non-tidal waters are described below.

- Wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” [33 C.F.R. §328.3(b)]. Presently, to be a wetland, a site must exhibit three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology existing under the “normal circumstances” for the site.

- The lateral extent of non-tidal waters is determined by delineating the ordinary high-water mark (OHWM) [33 C.F.R. §328.4(c)(1)]. The OHWM is defined by the Corps as “that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas” [33 C.F.R. §328.3(e)].

An aquatic feature is determined to be a water of the U.S. based on nexus with a traditionally navigable water pursuant to the Supreme Court’s decision in the consolidated cases Rapanos v. United States and Carabell v. United States (126 S. Ct. 2208) and agency guidance subsequent to this decision. Under these rules, the Corps asserts jurisdiction over wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries (i.e., waters that have a continuous flow at least three months out of the year), and wetlands that abut relatively permanent tributaries. The Corps determines jurisdiction over waters that are non-navigable tributaries that are not relatively permanent, and wetlands adjacent to these tributaries, by making a determination whether such waters “significantly affect the chemical, physical, and biological integrity of other jurisdictional waters more readily understood as “navigable.” Finally, the Corps generally does not consider the following to be “waters of the United States”: swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent or short duration flow) and ditches “wholly in and draining only uplands...which do not carry a relatively permanent flow of water.” Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use as a means to transport interstate or foreign commerce up to the head of navigation.
2.3.2. State Jurisdiction

Regional Water Quality Control Boards

Discharges of fill or waste material to waters of the State are regulated by the State Water Resources Control Board (SWRCB) through its Regional Water Quality Control Boards (RWQCB) under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (contained in the California Water Code). All waters of the U.S. are also considered waters of the State. In addition, other aquatic features that are not subject to Corps’ jurisdiction, such as roadside ditches or isolated wetlands, may be considered waters of the State. This determination will be made by RWQCB staff on a case-by-case basis.

Section 401 of the CWA requires an applicant to obtain “water quality certification” to ensure compliance with State water quality standards before certain federal licenses or permits may be issued. Section 13260(a) of the Porter-Cologne Water Quality Control Act requires any person discharging waste, including dredged or fill material, or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The permits subject to Section 401 include CWA Section 404 permits issued by the Corps. Waste discharge requirements under the Porter-Cologne Water Quality Control Act were typically waived for projects that required certification. Discharges to waters of the State that are not subject to a CWA Section 404 permit rely on the report of waste discharge process.

California Department of Fish and Wildlife

The CDFW is a trustee agency that has jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will “substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds…except when the department has been notified pursuant to Section 1601.” Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over 4-inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

2.4. CEQA Significance

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these
examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;
- 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 CDFW or USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- 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;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

2.4.1. California Native Plant Society
The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS ranks:

- Rank 1A: Plants presumed Extinct in California
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere
• Rank 3: Plants about which we need more information – A Review List
• Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA.

2.4.2. California Department of Fish and Wildlife Species of Concern

Some additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or are fully protected. These species are included on the Special Animals List, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to “Species of Special Concern” (SSC), the Special Animals List includes species that are tracked in the California Natural Diversity Database (CNDDB), but warrant no legal protection. These species are identified as “California Special Animals” (CSA).

2.5. City of Citrus Heights General Plan

In addition to federal and State regulations described above, The City of Citrus Heights General Plan (General Plan) includes goals, objectives, and policies regarding biological resources within the County’s limits (City of Citrus Heights 2011). A brief summary of applicable General Plan policies is included below and applicable policies are further described in Appendix A.

The General Plan’s Resource Conservation Goals include “the protection and enhancement of natural areas, including creek and riparian corridors, oak woodlands, and wetlands” as stated in Goal 34. Policy 34.3 has a stated goal for “no net loss of sensitive habitats such as aquatic and riparian areas.” Goal 35 of the General Plan also states to “protect special status species and other important species that are sensitive to human activities.” Policy 36.1 aims to “incorporate existing trees into development protects; avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices; and when tree preservation is not possible, to require the appropriate tree replacement.” Policies 37.1 and 37.3 have a stated goal to “implement low impact development strategies to create water-conserving landscapes; and to implement water sensitive urban design techniques to promote water efficiency and protect water quality.” And Policy 39.3 aims to “require buildings to conform to existing natural topography, and minimize cutting and filling.”

2.6. City of Citrus Heights Tree Ordinance

The City of Citrus Heights Tree Preservation and Protection Ordinance (Municipal Code Chapter 106.39.010) regulates the removal of and construction within the dripline of protected trees. Protected trees include native oaks with a single trunk greater than six (6) inches in diameter at breast height (DBH), aggregate of trunks greater than 10 inches DBH, and other trees with trunks greater than 19 inches DBH (excluding willow, alder, fruit, eucalyptus, cottonwood, pine,
catalpa, fruitless mulberry, and palm trees). A tree permit is required to remove, prune, or construct within the protected zone of protected trees. The protected zone is defined as a radius equal to one foot past the tree’s outermost canopy (City of Citrus Heights 2018).
3.0 METHODS

Available information pertaining to the natural resources of the region was reviewed. All references reviewed for this assessment are listed in the References section. The following site-specific published information was reviewed:

- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1993. Sacramento County, California. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station);

Prior to conducting the field survey, existing information concerning known habitats and special-status species that may occur in the Study Area was reviewed. The results of the records search and CNDBDB query for the Study Area are summarized in Tables 1 through 3 of Appendix B. The field survey was conducted on March 11, 2019, by Foothill Associates’ biologist, Christine Heckler. The weather during the field survey was mostly sunny with an average temperature of 60°F. The Study Area was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the Study Area with the potential to support special-status species and sensitive habitats. Ms. Heckler used binoculars to further extend site coverage and identify species observed. All plant and wildlife species observed in the Study Area were recorded (Appendix C), and all biological communities occurring onsite were characterized. Resources of interest were mapped with Global Positioning System (GPS)-capable tablet equipped with GPS receivers running ESRI Collector for ArcGIS® version 10.3.2 software.

Following the field survey, the potential for each species identified in the records search to occur within the Study Area was determined based on the site survey, soils, habitats present within the survey area, and species-specific information, as shown in Appendix B.
4.0 RESULTS

4.1. Site Location and Description
The ±4.59-acre Study Area is located in the City of Citrus Heights, Sacramento County, California, at 6720 Mariposa Avenue. The Study Area is approximately 0.67 miles north of Greenback Lane within the Dundee Estates subdivision (Parcel 4). Land uses surrounding the Study Area include residential neighborhoods, San Juan High School, and small business parks. The Study Area is located within Township 10 North, Range 6 East, Section 25 and 26 of the USGS 7.5-minute series Citrus Heights quadrangle. The approximate location of the center of the Study Area is 38° 41’ 17.370” North, 121° 16’ 56.239” West (Figure 1).

4.2. Physical Features

4.2.1. Topography and Drainage
The topography of the Study Area is generally level, with an elevation of 144 feet (44 meters) above mean sea level (MSL) on the eastern edge of the parcel at Mariposa Avenue and 141 feet (43 meters) above MSL on the western edge of the parcel towards Arcade Creek.

The Study Area is located in the Arcade Creek Sub-Watershed Hydrologic Unit Code (HUC) 12-180201110302. While no aquatic features are present in the Study Area, Arcade Creek is located within the parcel and just beyond the conservation/development area boundary. Arcade Creek flows southeast from the parcel and meets with Steelhead Creek in North Sacramento. Steelhead Creek then connects directly to the Sacramento River which is a navigable water of the U.S. Arcade Creek is visible as a “blue-line” feature on USGS maps and Google Earth.

4.2.2. Soils

The Natural Resources Conservation Service (NRCS) mapped one soil unit within the Study Area (Figure 2); Fiddyment-Orangevale-Urban Land Complex, 2 to 8 Percent Slopes. The general characteristics and properties associated with this soil type are described below (USDA, NRCS 1993 and 2019).

- **(148) Fiddyment-Orangevale-Urban Land Complex, 2 to 8 Percent Slopes**: This soil unit is found on intermingled hills and dissected high terraces. Slopes are complex and have been shaped for urban use. Vegetation found on this unit typically consists of ornamental plants, annual grasses, and oaks. Elevation ranges from 100 to 285 feet above MSL. This complex is approximately 40 percent Fiddyment soil, 25 percent Orangevale soil, and 20 percent Urban land. Fiddyment soil is generally on hills, Orangevale soil is generally on the summits of dissected terraces, on side slopes, and along drainageways, and the Urban land is found throughout the unit.

  Fiddyment soil is moderately deep and well-drained, and is formed in material weathered from consolidated sandstone or siltstone. Permeability is slow; available
water capacity is low; and the effective rooting depth is 20 to 40 inches. Runoff is slow or medium, and the hazard of water erosion is slight or moderate.

The Orangevale soil is very deep and well-drained, and is formed in coarse textured alluvium derived from granitic rocks. Permeability is moderate; available water capacity is moderate; and effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is moderate.

Urban land consists of areas covered by impervious surfaces or structures such as roads, driveways, sidewalks, buildings, and parking lots. Soil material beneath the impervious surfaces is similar to Fiddyment and Orangevale soil. Nearly all areas of this unit are used for urban development.

The hydric soils list of Sacramento County does not identify any hydric inclusions within this soil unit.

4.3. **Biological Communities**

One major biological community, mixed oak woodland, occurs throughout the entire Study Area ([Figure 3](#)). A comprehensive list of plant species observed within the Study Area is provided in Appendix C. Representative site photographs are included in Appendix D.

4.3.1. **Mixed Oak Woodland**

Approximately 1.88 acres of mixed oak woodland habitat occurs throughout the Study Area and further extends through the parcel to cover the designated Avoidance Area outside of the Study Area ([Figure 3](#)). This vegetation community is dominated by an overstory of oak canopy including interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), and valley oak (*Quercus lobata*). The canopy cover of the study area is low to moderate; averaging approximately 30 percent. The understory is made up of a mix of grasses and forbs, downed woody debris, and some ornamental shrubs. Dominant understory species include oat (*Avena cf. fatua*), miner’s lettuce (*Claytonia perfoliata*), chickweed (*Stellaria media*), and vetch (*Vicia sp.*).

This biological community supports potential breeding, foraging, and refuge habitat for a number of common wildlife species. Notable species observed during the field survey include: red-shouldered hawk (*Buteo lineatus*), Nuttall’s woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), and yellow-rumped warbler (*Setophaga coronata*); with evidence of raccoon (*Procyon lotor*) and grey fox (*Urocyon cinereoargenteus*) also occurring. A list of all wildlife species observed during the field survey is included in Appendix C. This habitat also likely supports other common wildlife species (transitional or permanent) such as: Virginia opossum (*Didelphis virginiana*), western grey squirrel (*Sciurus griseus*), rodent species, and a variety of birds, reptiles, and amphibians.
4.4. **Aquatic Resources**

One significant aquatic resource occurs within the parcel but is outside of the Study Area and was not surveyed for this biological resources assessment. Arcade Creek (a perennial drainage) flows from the northwest border of the parcel in a meandering southeast direction and exits the parcel on the southeast border. This “blue line” feature is visible on USGS maps and Google Earth. It is assumed Arcade Creek and the associated habitat resources will be avoided by development activities and therefore these features were not directly surveyed and are not further discussed within this document.

If changes to proposed Project plans could result in a potential impact to this resource, a formal aquatic resources delineation, applicable 404 and 401 permit applications, as well as a Streambed Alteration Agreement (SAA) notification may be required prior to initiation of any construction activities which could potentially result in impacts to Arcade Creek. Any conditions included in the final permits, including prescribed mitigation measures, would be required to be implemented prior to potentially impacting these features.

**Special-Status Species**

Special-status species are plant and animal species that have been afforded special recognition by federal, State, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g. Migratory Bird Treaty Act);
- Included on the CDFW Special Animals List;
- Identified as Rank 1 to 4 by CNPS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDB, the USFWS, and CNPS ranked species (online versions) for the Citrus Heights and eight surrounding quadrangles. **Appendix B** includes the common name and scientific name for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and potential for occurrence within the Study Area. The following set of criteria has been used to determine each species’ potential for occurrence in the Study Area:

- **Present**: Species known to occur within the Study Area based on CNDDB records and/or observed within the Study Area during the biological surveys.
- **High**: Species known to occur on or in the vicinity of the Study Area (based on CNDDB records within five miles and/or based on professional expertise specific to the Study Area or species) and there is suitable habitat within the Study Area.
• **Low**: Species known to occur in the vicinity of the Study Area and there is marginal habitat within the Study Area -OR- Species is not known to occur in the vicinity of the Study Area, however, there is suitable habitat on the Study Area.

• **None**: Species is not known to occur on or in the vicinity of the Study Area and there is no suitable habitat within the Study Area -OR- Species was surveyed for during the appropriate season with negative results -OR- The Study Area occurs outside of the known elevation or geographic ranges.

Only those species that are known to be present or have a high or low potential for occurrence are discussed further in the following sections.

4.4.1. **Listed and Special-Status Plants**

According to the records search, 13 special-status plants have the potential to occur onsite or in the vicinity of the Study Area. Based on field observations, published information, and literature review, no special-status plant species were determined to have potential to occur within the Study Area.

4.4.2. **Listed and Special-Status Wildlife**

According to the records search, 42 special-status wildlife species have the potential to occur onsite or in the vicinity of the Study Area. Based on field observations, published information, and literature review, one reptile, two mammals, and ten special-status bird species were determined to have potential to occur within the Study Area. Of these special-status species, Nuttall’s woodpecker and oak titmouse were observed to be present within the Study Area, and Cooper’s hawk and yellow-billed magpie were determined to have a high potential to occur within the Study Area. Western pond turtle, white-tailed kite, Lewis’s woodpecker, purple martin, wrentit, common yellowthroat, spotted towhee, pallid bat, and silver-haired bat were determined to have a low potential to occur within the Study Area.

**Special-Status Wildlife Species with a High Potential for Occurrence**

**Nuttall’s woodpecker**

The Nuttall’s woodpecker is federal species of concern and is protected under the MBTA. They are a common permanent resident of California and are strongly associated with oak habitats. Nuttall’s woodpecker typically excavates a nest cavity within a dead (sometimes live) tree, usually cottonwood (*Populus* sp.), willow (*Salix* sp.), sycamore (*Platanus occidentalis*) or alder (*Alnus* sp.); and more rarely within oaks near riparian habitats (Miller and Bock 1972). There are no known occurrences of Nuttall’s woodpecker in the CNDDB five mile buffer of the Study Area but this species is included within the USFWS IPaC resource list for the Study Area (USFWS 2019).

The Study Area provides suitable nesting and foraging habitat for this species and Nuttall’s woodpecker was observed foraging within the Study Area during the March 11, 2019 field survey. Nesting behavior was not observed at the time of the field survey but nesting may occur within or directly adjacent to the Study Area. Preferred nest trees such as cottonwood, willow,
and alder are not present within the Study Area but do occur within the riparian corridor of Arcade Creek just beyond the development area boundary; an abundance of dead (and live) oak trees are present within the Study Area that could also provide suitable nesting habitat for Nuttall’s woodpecker. Suitable foraging habitat is present throughout the mixed oak woodland that occurs onsite. Nuttall’s woodpecker is present within the Study Area.

**Oak titmouse**
The oak titmouse is a federal species of concern, is listed on the CDFW Special Animals List, and is protected under the MBTA. They occur in a variety of habitats throughout California and prefer warm, open, oak woodlands, oak-pine woodlands, and wooded suburban habitats. The oak titmouse typically nests within natural tree cavities, abandoned woodpecker holes, nest boxes, and other natural or man-made cavities (Audubon 2019). They are a permanent resident within their nesting territory and rarely travel far from nesting areas. There are no known occurrences of oak titmouse in the CNDDB five mile buffer of the Study Area but this species is included within the USFWS IPaC resource list for the Study Area (USFWS 2019).

The Study Area provides suitable nesting and foraging habitat for this species, and oak titmouse was observed within the Study Area during the March 11, 2019 field survey. Nesting behavior was not observed at the time of the field survey but nesting is likely to occur within or adjacent to the Study Area during the typical nesting period for the species. The oak titmouse is present within the Study Area.

**Cooper’s hawk**
The Cooper’s hawk is included in the CDFW Special Animals List and is protected under the MBTA. Cooper’s hawks occur in a variety of habitats throughout California including oak woodland, riparian forest habitats, montane coniferous forests, wooded suburban areas, and other forest habitats. They typically nest in deciduous trees near a water source, often 20-50 feet above ground level (Zeiner et al. 1988). Cooper’s hawk forage on a variety of birds and small mammals and are a frequent hunter of suburban areas. There are no known occurrences for Cooper’s hawk in the CNDDB five mile buffer of the Study Area but one CNDDB occurrence is known within the surrounding Carmichael quadrangle (CDFW 2019).

Although Cooper’s hawk was not observed during the field survey, the Study Area provides suitable nesting and foraging habitat for the species. Suitable oak woodland habitat is present within the Study Area as well as suitable nest trees that are also near a water source (Arcade Creek). The surrounding wooded suburban area also likely attracts an abundance of prey species for Cooper’s hawk. Cooper’s hawk has a high potential to occur within the Study Area based on the extent of suitable nesting and foraging habitat present.

**Yellow-billed magpie**
The yellow-billed magpie is federal species of concern, is included on the CDFW Special Animals List, and is protected under the MBTA. They are endemic to the Central Valley, low foothills, and a small portion of the central coast of California. The yellow-billed magpie typically occurs in open habitats such as oak savannah, open oak woodland, riverside oak habitats, farmland,
and wooded suburban areas. They nest in small colonies and build bulky nests high (usually 40-60 feet above ground) in trees that often resemble, or are built on top of mistletoe clumps (Audubon 2019). There are no known occurrences of yellow-billed magpie in the CNDDB five mile buffer of the Study Area but this species is included within the USFWS IPaC resource list for the Study Area (USFWS 2019).

Although yellow-billed magpie was not observed during the field survey, the Study Area provides suitable nesting and foraging habitat for this species. Tall trees are present within the Study Area that could provide suitable nest locations for yellow-billed magpie. The mixed oak woodland habitat onsite is a preferred habitat type for this species, and the wooded suburban area immediately surrounding the Study Area further provides suitable habitat. Although the yellow-billed magpie was not observed during the field survey, they have a high potential to occur within the Study Area given the extent of suitable habitat present.

Special-Status Wildlife Species with a Low Potential for Occurrence

Western Pond Turtle

The western pond turtle is classified as a Species of Special Concern by CDFW. They occur in a variety of habitats throughout California and are typically found in ponds, lakes, slow-moving streams and rivers, marshes, or irrigation canals. Aquatic habitat with abundant vegetation, rocky or muddy substrate, and basking areas are required. Upland habitat adjacent to aquatic habitat is also used throughout the year for nesting and overwintering. Females dig nests along aquatic habitat margins typically between April and August, and hatchlings emerge in approximately 80 days. Western pond turtles typically overwinter in areas with moderate woody vegetation and leaf litter, and bury themselves in loose soil until temperatures warm up in spring. Although studies have shown that the typical terrestrial use area can extend up to 500 meters (1,640 feet) from the edge of aquatic habitat, the weighted average of recorded terrestrial use is 94 meters, or approximately 300 feet (Reese and Hartwell 1997, Davis 1998, Pilliod et al. 2013). Two CNDDDB occurrences are documented within five miles of the Study Area (CDFW 2019).

No western pond turtles were observed during the field survey but the Study Area provides minimally suitable upland habitat for this species. Arcade Creek is outside of the Study Area and was not formally surveyed for western pond turtle but does appear to contain a muddy substrate, suitable vegetation cover, and suitable basking sites. The upland habitat adjacent to Arcade Creek within the Study Area contains loose leaf litter that could be suitable for overwintering; however, steep banks along Arcade Creek within the parcel likely limit the potential for turtles to enter the Study Area. The soil also appears to be too compact to be suitable for this species. Western pond turtle may occur within the Study Area but the potential to occur is low.

Nesting Birds

All native birds and their nests are protected under the MBTA. A number of avian species have been identified by CDFW and other agencies to have a conservation concern but do not have
specific statutory protection; these species are listed as a Species of Special Concern or are on the Special Animals List managed by CDFW. Special-status birds that have a low potential to occur within the Study Area include: white-tailed kite, Lewis’s woodpecker, purple martin, wrentit, common yellowthroat, and spotted towhee. See Appendix B for habitat descriptions for each of these species.

None of these species were observed onsite during the field survey. Habitat requirements for each species are either minimally suitable, partially present within the Study Area, or absent but with potentially suitable habitat in the vicinity of the Study Area. The oak woodland provides minimally suitable habitat for each of these species and they have a low potential to occur within the Study Area.

**Pallid Bat**

The pallid bat is classified as a Species of Special Concern by CDFW. This species is found in a variety of habitats throughout California including oak woodland, desert scrub, canyons with rocky outcrops, savannah, riparian habitats, and grasslands generally below 6,562 feet (2,000 meters) MSL. Maternity roosts occur in rock crevices, buildings, mines, and occasionally hollow trees. Day roost sites include caves, crevices, mines, and occasionally in hollow trees and buildings; nighttime roosts may occur in more open areas, such as porches or open buildings (Zeiner et al. 1988). Pallid bat is extremely sensitive to disturbance at maternity roosts, and all roosts must protect the bats from extreme temperatures. One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2019).

Although pallid bat was not observed during the field survey, the Study Area provides minimally suitable habitat for this species. The oak woodland may provide suitable foraging habitat, and hollow trees and surrounding buildings may also provide suitable roost locations. One significant hollow tree was observed within the corridor of Arcade Creek outside of the Study Area and may serve as a suitable roost site. No evidence of roosts along any buildings or trees onsite (guano, staining, odor) was observed. Although potential suitable roost sites occur within the Study Area and within the parcel, pallid bat generally prefers areas with less disturbance than that of the Study Area, especially for maternity roosts to occur. Nighttime roosts or foraging may occur within the Study Area but the potential for pallid bat to occur within the Study Area is low.

**Silver-Haired Bat**

The silver-haired bat is included on the CDFW Special Animals List. This species typically occurs in forested habitats, especially coniferous forests that are adjacent to lakes, ponds, or streams; and may also occur in valley foothill woodlands, pinyon-juniper woodlands, and montane riparian habitats. The silver-haired bat prefers old growth forests and typically roosts in tree hollows, loose bark, or cracks along large trees. Little is known about migration paths but during the spring and summer migrations, silver-haired bats are often found outside of their typical habitat and have been observed within sheds, wood piles, buildings, and other man-made structures (Zeiner et al. 1988; Northern California Bats 2017). Summer roosts and maternity roosts typically occur in dense coniferous or deciduous tree foliage, within tree
cavities, or under loose bark. Overwintering sites can include caves, mines, buildings, rock crevices, under loose bark and hollow trees. One CNDDDB occurrence is documented within five miles of the Study Area (CDFW 2019).

Like the pallid bat, silver-haired bat was not observed during the field survey and the Study Area provides minimally suitable habitat for this species. The oak woodland may provide suitable foraging habitat, and hollow trees and surrounding buildings may also provide suitable roost locations. The hollow tree observed within the corridor of Arcade Creek outside of the Study Area may also be a suitable roost site for silver-haired bat. No evidence of roosts along any buildings or trees onsite (guano, staining, odor) was observed. Although potential suitable roost sites occur within the Study Area and within the parcel, silver-haired bat generally prefers areas with less disturbance than that of the Study Area, especially for maternity roosts to occur. Silver-haired bat also prefers areas within old growth habitats and denser canopy cover than that of the Study Area. Silver-haired bat may occur within the Study area but the potential is low.

4.5. **Sensitive Habitats**

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA; Section 1600 of the California Fish and Game Code, which include riparian areas; and/or Sections 401 and 404 of the CWA, which include wetlands and other waters of the U.S. In addition, sensitive habitats such as oak trees and oak woodland are also protected under the specific policies outlined in the City of Citrus Heights’ Tree Preservation Ordinance.

4.5.1. **Oak Trees and Oak Woodland**

As mentioned above and in Section 4.3.1, the Study Area contains 1.88 acres of mixed oak woodland, and many oak trees occur within the development area and throughout the entire parcel (Figure 3). Oak trees are regulated under The City of Citrus Heights General Plan and The City of Citrus Heights Tree Preservation and Protection Ordinance (Municipal Code Chapter 106.39.010). Protected trees include native oaks with a single trunk greater than Six (6) inches DBH, aggregate of trunks greater than 10 inches DBH, and other trees as designated in Section 2.6 and The City of Citrus Heights Tree Preservation and Protection Ordinance. A tree permit is required to remove, prune, or construct within the protected zone of protected trees; the protected zone is defined as a radius equal to one foot past the tree’s outermost canopy.

A formal tree survey and arborist report were not conducted as part of this biological resources assessment. To determine the impact of Project and development activities on oak trees and mixed oak woodland habitat, a formal tree survey and arborist report is recommended.

4.5.2. **Wildlife Migration Corridors**

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Fragmentation can also occur when a portion of one or more habitats is converted into another habitat; for instance,
when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

Although some species may utilize Arcade Creek within the parcel as a travel corridor, the parcel, and Study Area itself, do not link two significant natural areas and is not considered a wildlife migration corridor. Arcade Creek is not expected to be impacted by the proposed Project and effects on local wildlife travel through the creek corridor are expected to be minimal, if any. Short-term travel effects may result during the development phase of the Project; however, species will likely still utilize the corridor outside of active construction windows and are also likely already accustomed to a level of human disturbance based upon the existing surrounding residential and urban community.
5.0 CONCLUSIONS AND RECOMMENDATIONS

The Study Area contains approximately 1.88 acres of mixed oak woodland habitat; a sensitive community type as designated and protected by The City of Citrus Heights General Plan, and The City of Citrus Heights Tree Preservation and Protection Ordinance (Municipal Code Chapter 106.39.010). Mixed oak woodland also occurs outside of the Study Area throughout the entire ±4.59-acre parcel, and Arcade Creek (a perennial stream) occurs outside of the Study Area but within the parcel. The mixed oak woodland outside of the Study Area and Arcade Creek were not included in the field survey for this biological resources assessment, and are located within the proposed avoidance area for the Project (Figure 3). Table 1 summarizes the biological communities and expected impacts from the proposed development for the entire parcel. Proposed Project impacts for the parcel are shown in Figure 4.

### Table 1 — Impacts to Biological Communities

<table>
<thead>
<tr>
<th>Biological Communities</th>
<th>Impacted Acreage</th>
<th>Avoided Acreage</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Oak Woodland</td>
<td>1.88</td>
<td>2.71</td>
<td>4.59</td>
</tr>
<tr>
<td>Total</td>
<td>1.88</td>
<td>2.71</td>
<td>4.59</td>
</tr>
</tbody>
</table>

Two special-status wildlife species, Nuttall’s woodpecker and oak titmouse, were observed within the Study Area during the field survey. Although these species have no designated legal status, oak titmouse is included on the CDFW Special Animals List and Nuttall’s woodpecker is included as a federal species of concern; both may receive consideration by CDFW and lead agencies during the CEQA review process. No special-status plants were observed and no other special-status wildlife were observed within the Study Area. The Study Area does not contain suitable habitat for special-status plant species. However, suitable habitat is present for a number of special-status wildlife species and there is potential that special-status wildlife species may occur within the Study Area. Recommendations, including avoidance and minimization measures to limit or avoid impacts to special-status species that may occur are included in Section 5.1. Known or potential biological constraints in the Study Area include the following:

- Known habitat for Nuttall’s woodpecker and oak titmouse;
- Potential habitat for western pond turtle;
- Potential habitat for migratory birds and raptors including: Cooper’s hawk, yellow-billed magpie, purple martin, wrentit, common yellowthroat, spotted towhee, white-tailed kite and Lewis’s woodpecker;
- Potential habitat for pallid bat and silver-haired bat; and
- Protected oak trees.
5.1. Recommendations

5.1.1. Protected Migratory Birds

Several special-status species of migratory birds and raptors have potential to occur and nest within the Study Area. These include oak titmouse, Nuttall’s woodpecker, yellow-billed magpie, Lewis’s woodpecker, purple martin, wrentit, common yellowthroat, spotted towhee, and other migratory bird and raptor species. One active bushtit (*Psaltriparus minimus*) nest was observed within the Study Area and was in the building stage at the time of the March 11, 2019 field survey. One inactive nest was also observed within the Study Area during the field survey (Figure 4) and a number of potential nest cavities and crevices were observed throughout the Study Area. The number of observed nests provides insight into the quality of nesting habitat that occurs within the Study Area, and the Study Area has a high potential to support active nests for a variety of species; this is based upon observed active and past season nests combined with habitat qualities onsite.

Active nests and nesting birds are protected by the California Fish and Wildlife Code Section 3503.5 and the MBTA. Ground-disturbing and other development activities including grading, vegetation clearing, tree removal, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all development activities should be completed between September 1 and January 31, if feasible.

If development activities occur during the nesting season, a qualified biologist should conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible, and with binoculars as necessary. The nesting bird survey should be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, a letter report should be prepared to document the survey, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, an additional survey is required prior to starting or resuming work.

If active nests are found, the qualified biologist should establish species-specific buffer zones to prohibit development activities and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 20 feet for some songbirds up to 250 to 500 feet for most raptors. Nest monitoring may also be warranted during certain phases of development to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, an appropriate buffer should be established around the tree, and all trees within the buffer should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.
In addition, a qualified biologist should conduct an environmental awareness training for all construction personnel for the potential of nesting birds to occur onsite. The training should include identification of bird nests and special-status species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the Project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of training, all development personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by Project staff indicating that training has been completed within 30 days of the completion of the first training session.

If construction occurs outside of the nesting bird season (generally February 1 to August 31) a nesting bird survey and environmental training for nesting birds are not required.

5.1.2. Western Pond Turtle

The western pond turtle has some potential to occur within the Study Area, especially adjacent to the Arcade Creek corridor within the parcel. Although the Project proposes to avoid Arcade Creek and associated habitats, this species has the potential to utilize the upland habitat within the Study Area. A qualified biologist should conduct a pre-construction survey for western pond turtle within 14 days prior to ground disturbing activities, including grading, vegetation clearing, tree removal, and construction that occur within the development area. This survey may be combined with the nesting bird survey, as applicable.

If no western pond turtles are observed, then a letter report should be prepared to document the results of the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is recommended prior to resuming work.

If western pond turtle is found during the pre-construction survey, a qualified biologist should conduct an environmental awareness training to all construction personnel and monitoring during certain phases of construction may be warranted. The training should include identification of western pond turtle, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the Project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by project staff indicating that training has been completed within 30 days of the completion of the first training session. This training may be combined with the special-status bird training, as applicable.
High-visibility protective fencing should be placed along the development area boundary to mark the limits of work and to avoid potential impacts to the adjacent perennial drainage (Arcade Creek). Western pond turtle, if present, is more likely to utilize areas within and closer to Arcade Creek outside of the Study Area. The fencing will assist in minimizing the potential for western pond turtle to enter the limits of work during construction.

If western pond turtle is found onsite during construction activities, all work should be stopped that could harm the animal, and the animal will be allowed to leave the work area on its own. If the animal is in immediate danger, it shall be carefully relocated outside of the construction area within suitable habitat by a qualified biologist.

5.1.3. Special-Status Bats
Two special-status bats, pallid bat and silver-haired bat, have the potential to occur within the Study Area. A qualified biologist should conduct a pre-construction survey for special-status bat species within 14 days prior to development or ground disturbing activities including grading, vegetation clearing, tree removal, or construction. If no special-status bats are observed, a letter report should be prepared to document the survey, and no additional measures are recommended. If development does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to resuming or starting work. This survey may be combined with the nesting bird and western pond turtle survey, as applicable.

If special-status bats are present and roosting in the Study Area or the surrounding 100 feet of the Study Area, the qualified biologist should establish an appropriate no disturbance buffer around the roost site prior to the commencement of ground disturbing activities or construction. At a minimum, no trees should be removed until the biologist has determined that a roost site is no longer active and no bats are present.

In addition, a qualified biologist should conduct an environmental awareness training to all construction personnel. The training should include identification of bat species, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the Project, penalties for non-compliance, and boundaries of the permitted disturbance zones. Upon completion of training, all construction personnel should sign a form stating that they have attended the training and understand all the measures. Proof of this instruction should be kept on file with the project proponent. The project proponent should provide the City of Citrus Heights with a copy of the training materials and copies of the signed forms by Project staff indicating that training has been completed within 30 days of the completion of the first training session. This environmental training may be combined with the special-status bird and western pond turtle environmental trainings, as applicable.

Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the Study Area.
5.1.4. Protected Oak Trees

Protected oak trees occur throughout the Study Area and entire parcel. As described in Section 4.5.1, a permit is required for removal, pruning of, or construction within the protected zone of protected trees. A formal tree survey and impact assessment by an International Society of Arboriculture (ISA)-Certified Arborist is recommended prior to development activities to determine the extent of encroachment into the existing oak canopy and protected trees, and to determine if removal of protected trees will significantly impact the habitat of the Study Area.

The following tree protection measures are recommended for protected trees slated for preservation onsite:

- Tree protection fencing, consisting of adequately tall, high-visibility fencing, shall be placed around the perimeter of the tree protection zone (TPZ) on the development side of existing oak trees;
- Tree protection fencing shall not be moved without prior authorization from the Project Arborist or the City of Citrus Heights;
- No parking, portable toilets, development activities, or other infringement by workers or domesticated animals is allowed in the TPZ;
- No signs, ropes, cables, or any other item shall be attached to a protected tree, unless recommended by the Project Arborist;
- Underground utilities should be avoided in the TPZ;
- Cut or fill within the TPZ of existing protected oak trees should be avoided; and
- Pruning of living limbs or roots over two inches in diameter shall be done under the supervision of an ISA-Certified Arborist.

5.2. Summary of Avoidance and Minimization Measures

- Conduct a nesting bird survey, a western pond turtle survey, and a special-status bat survey (surveys may be combined) within 14 days prior to the start of development or ground disturbing activities including grading, vegetation clearing, tree removal, and construction as applicable;
- If development does not commence within 14 days of the pre-construction surveys, or halts for more than 14 days, additional surveys are required prior to resuming or starting work;
- Install high-visibility protective fencing along the development area boundary to mark the limits of work and to avoid impacts to the adjacent perennial drainage and minimize the potential for special-status species that may utilize this adjacent habitat from entering the work zone during construction;
- A formal tree survey and impact assessment by an ISA-Certified Arborist is recommended prior to development in order to determine if protected trees will be
removed or significantly impacted by project construction and the extent of any impacts that may occur; and

- Implement tree protection measures for avoided protected trees adjacent to the development area.
6.0 REFERENCES


U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 1993. *Soil Survey of Sacramento County, California*. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station).


SITE AND VICINITY

USGS 7.5 Min. Citrus Heights Quad
Township 10N, Range 6E, Section 25 & 26
Approximate Location:
38° 41' 17.370"N : 121° 16' 56.239"W
NAD 83 State Plane CA Zone II (U.S. Feet)
Approximate Acreage: ±4.59 Acres
SOILS

Study Area ± 4.59 Acres

Highland Ave

Mariposa Ave

Challis Ct

USDA, Soil Conservation Service, digital soil data derived from SSURGO data, Sacramento County CA, 2010

Soil Type

148 - FIDDYMENT-ORANGEVALE- URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES

Aerial Imagery Date: 08/08/2017
Aerial Imagery Source: ESRI

FIGURE 2

© 2019 Foothill Associates
Environmental Consulting + Planning + Landscape Architecture
© 2019

DUNDEE ESTATES II

Drawn By: DSB
QA/QC: JCD
Date: 3/22/2019

Page Size: 8.5" x 11"
Document Path: O:\N_Cal\D_Projects\Dundee_Estates_II\GIS\GIS_Project_Files\DundeeEstates_Soils_20190318.mxd; 3/22/2019 2:37:06 PM
IMPACTS TO BIOLOGICAL COMMUNITIES

Legend

- Project Boundary (4.59 Acres)
- Conservation Easement (2.71 Acres)
- Mixed Oak Woodland (1.88 Acres)
- Avoidance Area (2.71 Acres)
- Proposed House
- Arcade Creek
- Active Nest
- Inactive Nest

Aerial Imagery Date: 08/08/2017
Aerial Imagery Source: ESRI

Mariposa Ave

Challis Ct

FIGURE 4
Appendix A — Applicable Sections of The City of Citrus Heights
General Plan

RESOURCES CONSERVATION

GOAL 34: Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands.

Policy 34.1 Preserve continuous riparian corridors and adjacent habitat along the City’s creeks and waterways.

Policy 34.2 Achieve and maintain a balance between conservation, development, and utilization of open space to enhance air and water quality.

Actions:

A. Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, non-native landscape, noise, soil erosion, and toxic substances.

B. Revise grading guidelines to minimize removal of significant vegetation and promote creation of pervious surfaces around natural habitat areas.

C. Adopt a landscape ordinance complying with Department of Water Resources guidelines. The City’s landscape ordinance should update landscape provisions to incorporate climate-appropriate native trees and water conserving landscaping that increase infiltration rates and protect sensitive areas.

D. Ensure that maintenance activities along the City’s creeks and waterways are carried out in compliance with Memoranda of Understanding with the California Department of Fish and Wildlife, and will not create habitat that exceeds thresholds established by the Sacramento-Yolo Mosquito and Vector Control District.

Policy 34.3 Provide for “no net loss” of sensitive habitats such as aquatic and riparian areas.

Actions:

A. Update development standards to limit construction activity and development to maximize the water-holding capacity and maintain natural nutrient levels of the soil within buffer zones adjacent to drainages.
B. Require new development and redevelopment projects to incorporate LID measures and source controls in all cases to reduce runoff to the community’s sensitive habitat areas.

GOAL 35: Protect special status species and other important species that are sensitive to human activities.

Policy 35.1 Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

Policy 35.2 Maintain habitat corridors to connect conservation areas such as parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

GOAL 36: Preserve, protect and increase plantings of trees within the City.

Policy 36.1 Incorporate existing trees into development protects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

Actions:

A. Review and strengthen the City’s Tree Preservation Ordinance.

B. Prepare a plan to systematically increase tree canopy in the City.

Policy 36.2 Raise community consciousness about the value and importance of trees, including native oaks.

Actions:

A. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.

B. Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.

C. Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.

GOAL 37: Ensure that surface and groundwater quality supports public use, enjoyment and a healthy aquatic environment.

Policy 37.1 Implement low impact development strategies to create water-conserving landscapes.

Policy 37.2 Celebrate potable water as a critical community resource.
Policy 37.3 Implement water sensitive urban design techniques to promote water efficiency and protect water quality.

OPEN SPACE

GOAL 39: Create open spaces in future urban development with natural features for public use and enjoyment.

Policy 39.1 Provide for appropriate open space amenities in new development, protecting existing usable open space to the extent feasible.

Actions:

A. Amend the Zoning Code to establish standards for incorporating open space in new development.

Policy 39.2 Require new development to provide linkages to existing and planning open space systems.

Policy 39.3 Require buildings to conform to existing natural topography, and minimize cutting and filling.

Actions:

A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.

Policy 39.4 Utilize the services and expertise of organizations involved in resource conservation and open space protection.

Policy 39.5 Pursue agreements with other jurisdictions to provide for conservation and open space protection within the City’s General Plan Area.

Policy 39.6 Enlist the support and efforts of appropriate state and federal agencies and private foundations in pursuit of conservation and open space protection.
# Appendix B — Regionally Occurring Listed and Special-Status Species

## Regulatory Status Legend

<table>
<thead>
<tr>
<th>Federal Status</th>
<th>California Status</th>
<th>Other Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>FE = Federal endangered</td>
<td>CE = California state endangered</td>
<td>1A = plants presumed extinct in California</td>
</tr>
<tr>
<td>FT = Federal threatened</td>
<td>CT = California state threatened</td>
<td>1B = plants rare, threatened, or endangered in California and elsewhere</td>
</tr>
<tr>
<td>FC = Federal candidate</td>
<td>CCE = California candidate endangered</td>
<td>2 = plants rare, threatened, or endangered in California, but common elsewhere</td>
</tr>
<tr>
<td>PT = Federal proposed threatened</td>
<td>CCT = California candidate threatened</td>
<td>3 = plants about which we need more information</td>
</tr>
<tr>
<td>FPD = Federal proposed for delisting</td>
<td>CFP = California fully protected</td>
<td>4 = plants of limited distribution</td>
</tr>
<tr>
<td>FD = Federal delisted</td>
<td>CD = California delisted</td>
<td></td>
</tr>
<tr>
<td>FSC = Federal Species of Concern</td>
<td>CSC = California Species of Special Concern</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CSA = California Special Animals List</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CR = California state rare</td>
<td></td>
</tr>
</tbody>
</table>
California tiger salamander
Ambystoma californiense
FT; CT; 1B
Requires both aquatic breeding habitat such as vernal pools, temporary ponds, stock ponds, wetlands; and adjacent upland habitat with small mammal burrows present for refuge. Typically aestivates throughout summer. This species is known to occur within the Central Valley, Santa Barbara, and Sonoma counties.

Breeding: November-February

Potential for Occurrence: None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.

Table 1 — Legally Protected Species

<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boggs Lake hedge-hyssop Gratolia heterosepala</td>
<td>FT; CE; 1B</td>
<td>Annual herb found on clay soils in vernal pools, marshes, swamps, and occasionally along lake margins, from 30 to 7,800 feet.</td>
<td>Blooming period: April – August</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Sacramento Orcutt grass Orcuttia californica var. viscata</td>
<td>FE; CE; 1B</td>
<td>Annual herb found in vernal pools from 65-330 feet.</td>
<td>Blooming period: April – Jul(Sep)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Slender Orcutt grass Orcuttia tenuis</td>
<td>FT; CE; 1B</td>
<td>Annual herb found in vernal pools that are often gravelly, from 115 to 5,775 feet.</td>
<td>Blooming period: May – October</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Valley elderberry-longhorn beetle Desmocerus californicus dimorphus</td>
<td>FT; CE; --</td>
<td>Sole hosts are elderberry (Sambucus sp.) shrubs usually associated with riparian areas. Plants with a 1-inch or greater diameter are required for breeding. This species occurs within portions of the Central Valley of California often near riverine or aquatic resources.</td>
<td>Adults emerge in spring until June Exit holes visible year-round</td>
<td>None; no elderberry shrubs were identified within the Study Area during the March 11, 2019 field survey. The Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
<tr>
<td>Vernal pool fairy shrimp Branchinecta lynchi</td>
<td>FT; CE; --</td>
<td>Inhabits vernal pools, swales, and ephemeral freshwater habitats. Known within Alameda, Butte, Calaveras, Colusa, Contra Costa, Costa, Fresno, Glenn, Kings, Madera, Merced, Monterey, Napa, Placer, Riverside, Sacramento, San Benito, San Joaquin, San Luis Obispo, Santa Barbara, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Ventura, Yolo, and Yuba counties.</td>
<td>USFWS protocol-level wet-season sampling and/or dry season cyst identification</td>
<td>None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
<tr>
<td>Vernal pool tadpole shrimp Lepidurus packardi</td>
<td>FE; CE; --</td>
<td>Inhabits vernal pools, swales, and ephemeral freshwater habitats. Known within Alameda, Butte, Colusa, Contra Costa, Fresno, Glenn, Kings, Merced, Placer, Fresno, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo, and Yuba counties.</td>
<td>USFWS protocol-level wet-season sampling and/or dry season cyst identification</td>
<td>None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
<tr>
<td>Central Valley steelhead DPS Oncorhynchus mykiss irideus</td>
<td>FT; CE; --</td>
<td>Found in cool, clear, fast-flowing permanent streams and rivers with riffles and ample riparian vegetation cover or overhanging banks. Spawning occurs in streams with pool and riffle complexes. The species requires cold water and gravelly streambed to successfully breed. Spawn in the Fresno and San Joaquin rivers and tributaries before migrating to the Delta bays.</td>
<td>Spawns in winter and spring</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Delta smelt Hypomesus transpacificus</td>
<td>FT; CE; --</td>
<td>Found in estuarine waters. Majority of life span is spent within the freshwater outskirt of the mixing zone [saltwater-freshwater interface] within the Delta.</td>
<td>December – July (Spawn) Year-round (Present in delta)</td>
<td>None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
<tr>
<td>California red-legged frog Rana draytonii</td>
<td>FT; CSC; --</td>
<td>Aquatic habitat typically includes slow-moving streams, ponds, stock ponds or marsh communities with emergent vegetation. Small standing pools (less than 3 feet deep) are typically used for breeding. Nearby upland habitat with downed debris for refuge is also required. Typically found in or within 300 feet of aquatic habitat but may disperse up to two miles away from aquatic habitats. Elevational range extends from sea level to about 5,000 ft, but typically occur below 3,935 ft.</td>
<td>Breeding: November – March Non-breeding: June – August</td>
<td>None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
<tr>
<td>California tiger salamander Ambystoma californiense</td>
<td>FT; CT; --</td>
<td>Requires both aquatic breeding habitat such as vernal pools, temporary ponds, stock ponds, wetlands; and adjacent upland habitat with small mammal burrows present for refuge. Typically aestivates throughout summer. This species is known to occur within the Central Valley, Santa Barbara, and Sonoma counties.</td>
<td>Breeding: November-February</td>
<td>None; the Study Area does not provide suitable habitat for this species and is outside of the designated critical habitat area.</td>
</tr>
</tbody>
</table>
### Special-Status Species

<table>
<thead>
<tr>
<th>Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
<th>Study Area Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Giant garter snake H. gigas</td>
<td>FT, CT, ; --</td>
<td>Occurs in aquatic habitats with abundant prey, open, sunny areas for basking, and vegetation cover along banks. Typically occurs in agricultural wetlands, canals, and sloughs; especially rice fields. Upland habitat with small mammal burrows above flood level are also required for this species. Known in Sacramento, Sutter, Butte, Colusa, Merced and Glenn counties.</td>
<td>Active outside of dormant period (November-mid March)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
<td></td>
</tr>
<tr>
<td>Bald eagle Haliaeetus leucocephalus</td>
<td>FD; CE; CFP; --</td>
<td>Nesting habitat typically occurs within 2.5 miles of aquatic habitat such as lakes, reservoirs, rivers, bays, and coastal areas. Nests are often built in tall trees or on pinnacles or cliffs near water.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
<td>Study Area contains suitable trees for nesting and is near a creek and immediately surrounding the study area is heavily wooded and urbanized. Open foraging habitat is absent from the Study Area and surrounding areas. Nests are not expected. The Study Area does provide suitable foraging habitat for this species.</td>
</tr>
<tr>
<td>Bank swallow Riparia riparia</td>
<td>--; CT, ; --</td>
<td>Nests and breeds in colonies in open or partially open habitats frequently near flowing water. Nests in burrows dug near the top of the bank on steep sand, dirt, or gravel banks or cliffs. Typically found along the edge of inland water bodies, along the coast, or in gravel pits or road embankments.</td>
<td>Breeding: April – September</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
<td>Three CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>California black rail Lacertilia jamaicensis coturniculus</td>
<td>--; CT; FP; --</td>
<td>Occurs in saltwater, brackish, and freshwater marshes with dense vegetation. This species is known from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, Placer, Sacramento, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Sutter, and Yuba counties, in California.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
<td></td>
</tr>
<tr>
<td>Golden eagle Aquila chrysaetos</td>
<td>--; --</td>
<td>Occurs in open and semi-open habitats typically in mountains and foothills up to 12,000 feet in elevation. Prefers areas with canyons, rimrock, and riverside cliffs and bluffs. Nest are typically built on cliffs and steep escarpments; sometimes in tall trees or man-made structures within vegetated, mountainous areas.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
<td>Study Area contains suitable trees for nesting and is near a creek and immediately surrounding the Study Area is heavily wooded and urbanized. Open foraging habitat is absent from the Study Area and surrounding areas. Nests are not expected. The Study Area does not provide suitable foraging habitat for this species.</td>
</tr>
<tr>
<td>Swainson’s hawk Buteo swainsoni</td>
<td>--; CT, ; --</td>
<td>Found in a variety of habitats including grasslands, agricultural areas, and open woodlands. Often nests peripherally to riparian systems or other aquatic habitats; nests in lone trees or groves of trees in agricultural fields, residential trees, or road break trees when aquatic habitat is absent. Prefers nest sites adjacent to open areas suitable for foraging. Trees greater than 30 feet in height are generally used for nesting.</td>
<td>Breeding: March – October</td>
<td>None; although the Study Area contains suitable trees for nesting and is near a creek, the habitat within and immediately surrounding the Study Area is heavily wooded and urbanized. Open foraging habitat is absent from the Study Area and surrounding areas and therefore nesting is not expected. The Study Area does not provide suitable foraging habitat for this species.</td>
<td>One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>White-tailed kite Elanus leucurus</td>
<td>--; --</td>
<td>Occurs in a variety of habitats including savanna, open woodlands, marshes, grassland, partially cleared lands and cultivated fields. Nests in trees often near aquatic habitats. Foraging occurs within un-grazed or lightly-grazed fields, agricultural areas, and open grasslands.</td>
<td>Year-round</td>
<td>Low; although the Study Area contains suitable trees for nesting, the habitat within and immediately surrounding the Study Area is heavily wooded and urbanized. Open foraging habitat is absent and the Study Area but is located in areas surrounding the Study Area. White-tailed may occur within the Study Area but the potential is low.</td>
<td>Six CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
</tbody>
</table>

Note: Table 1 includes federal threatened or endangered species, and State threatened, endangered, or fully protected species.
### Table 2 — Species Subject to CEQA Review

<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plants</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Juncus leiospermus var. ahartii</td>
<td>1B</td>
<td>Annual herb found in mesic areas in valley and foothill grasslands from 95 to 750 feet.</td>
<td>Blooming period: October – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Balsamorhiza macrolepis</td>
<td>1B</td>
<td>Perennial herb found in serpentine soils within chaparral, cismontane woodland, and valley and foothill grassland habitats from 295 to 5,100 feet.</td>
<td>Blooming period: September – November</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Juncus leiospermus</td>
<td>1B</td>
<td>Annual herb found in mesic areas in valley and foothill grassland and vernal pool habitats up to 1,460 feet.</td>
<td>Blooming period: March – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Emys marmorata</td>
<td>1B</td>
<td>Annual semi-parasitic herb found in alkaline soils within meadows and seeps, plays, and valley and foothill grassland up to 510 feet.</td>
<td>Blooming period: June – September</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Navaretta myersii</td>
<td>1B</td>
<td>Annual herb often found in acidic soils within vernal pools from 65 to 1,090 feet.</td>
<td>Blooming period: April – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Junco leiospermus var. leiospermus</td>
<td>1B</td>
<td>Annual herb found in vernal pools up to 2,900 feet.</td>
<td>Blooming period: March – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Sagittaria sandfordii</td>
<td>1B</td>
<td>Annual herb often found in vernal pools from 65 to 1,090 feet.</td>
<td>Blooming period: April – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td><strong>Amphibians/Reptiles</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emys marmorata</td>
<td>1B</td>
<td>Occurs in a variety of aquatic habitats; typically, permanent ponds, lakes, streams, irrigation ditches, canals, marshes, or pools in intermittent drainages.</td>
<td>Blooming period: February – November</td>
<td>Low; the Study Area provides minimally suitable upland habitat for this species.</td>
</tr>
<tr>
<td>Spea hammondii</td>
<td>1B</td>
<td>Found in a variety of upland habitats including open grasslands, open chaparral, and pine-oak woodlands. Habitat preferences include short vegetation and sandy or gravelly soils for burrowing (e.g. alkali flats, washes, alluvial fans).</td>
<td>Blooming period: January – May</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td><strong>Birds</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athene cunicularia</td>
<td>1B (burrowing sites and some nesting sites)</td>
<td>Nests in burrows or man-made structures (culverts, pipes, etc.) within open dry grassland and arid habitats. Burrows are typically abandoned small mammal burrows and are often found in dry, level, open terrain; including prairie, plains, desert, and grasslands with low vegetation height and available perches, such as fences, utility poles, posts, or raised rodent mounds.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Toxostoma redivivum</td>
<td>1B</td>
<td>Occurs in scrub habitat along the coast and foothills of California. Lowland and coastal chaparral and riparian thickets are preferred. Nests within dense shrubs.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Geothlypis trichas sinuosa</td>
<td>1B</td>
<td>Occurs in a variety of habitats and prefers wet areas with dense, low lying vegetation. Wetlands, marshes, and</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable habitat for this species.</td>
</tr>
<tr>
<td>Special-Status Species</td>
<td>Regulatory Status</td>
<td>Habitat Requirements</td>
<td>Identification/ Survey Period</td>
<td>Potential for Occurrence</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------------</td>
<td>---------------------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Purple martin</td>
<td></td>
<td>Nestled in a variety of aquatic habitats including bays, lakes, rivers, coasts, and inland ponds. Nests occur in trees near or over water, on sea cliffs, or on the ground on islands.</td>
<td>Year-round</td>
<td>Low; the Study Area provides suitable nesting and foraging habitat for this species.</td>
</tr>
<tr>
<td>Double-crested cormorant Phalacrocorax auritus</td>
<td></td>
<td>Occurs in a variety of aquatic habitats, including bays, lakes, rivers, coasts, and inland ponds. Nesting occurs in trees near or over water, on sea cliffs, or on the ground on islands.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Grasshopper sparrow Ammodramus savannarum</td>
<td></td>
<td>Occurs in dense, dry, grasslands, especially native grassland. Nests at the base of an overhanging clump of grass. This species is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties, in California.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Great blue heron Ardea herodias</td>
<td></td>
<td>Occurs in a variety of aquatic habitats, often foraging in marshland, marsh, and agricultural fields. Nesting sites are located within 2 to 4 miles of foraging areas and are often in isolated marshes or on islands of lakes or ponds typically bordered by forest habitat.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Great egret Ardea alba</td>
<td></td>
<td>Occurs in a variety of aquatic habitats such as marshes, agricultural fields, tidal estuaries, streams, lakes, ponds, and others. Nests in rookeries primarily in tall trees within forest habitats or thickets near water.</td>
<td>Year-round</td>
<td>None; the Study Area does not contain suitable habitat for this species.</td>
</tr>
<tr>
<td>Lewis’s woodpecker Melanerpes lewis</td>
<td></td>
<td>Typically occurs in open ponderosa pine forests and burned forests with a high density of snags. Other open woodlands such as oak woodland, pinyon-juniper woodlands, and sometimes orchards are also used. Requires an open tree canopy with a brushy understory, dead trees for nest cavities, dead/drowned woody debris, perch sites and abundant insects. Nests in natural tree cavities, abandoned northern flicker holes or other previously used cavities.</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable nesting and foraging habitat for this species.</td>
</tr>
<tr>
<td>Merlin Falco columbarius</td>
<td></td>
<td>Occurs in a variety of habitats including open woodland, prairie, coniferous forests, and wooded suburban areas. Uncommon winter migrant of California.</td>
<td>Winter (non-breeding)</td>
<td>None; although the Study Area provides suitable habitat for this species, breeding and nesting occurs outside of California in Canada and Alaskan territories. If merlin were to occur within the Study Area it would likely be in passing.</td>
</tr>
<tr>
<td>Nuttall’s Woodpecker Picoides nuttalli</td>
<td></td>
<td>Highly associated with oak woodland habitats. Less commonly inhabits other woodlands near streams and wooded suburban areas. Excavates nest cavity within dead trunks or limbs of willows, cottonwoods, oaks, sycamores, or alders.</td>
<td>Year-round</td>
<td>Present/High; the Study Area provides suitable habitat for this species and Nuttall’s woodpecker was observed within the Study Area during the March 11, 2019 field survey.</td>
</tr>
<tr>
<td>Oak titmouse Baeolophus inornatus</td>
<td></td>
<td>Typically occurs in warm, open dry oak or oak-pine woodlands. Subc oak, juniper woodlands, and brushy habitats near a woodland are also used. Nests are constructed within natural tree cavities, abandoned woodpecker holes, or bird boxes.</td>
<td>Year-round</td>
<td>Present/High; the Study Area provides suitable habitat for this species and oak titmouse was observed within the Study Area during the March 11, 2019 field survey.</td>
</tr>
<tr>
<td>Osprey Pandion haliaetus</td>
<td></td>
<td>Occurs in a variety of aquatic habitats such as lakes, reservoirs, rivers, coastal estuaries, salt marshes, and others where large numbers of fish are present. Typically nests in snags or tall trees peripheral to aquatic habitat.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Purple martin Progne subis</td>
<td></td>
<td>Nests in a variety of open and semi open habitats that are often near water or residential areas. Nests in natural tree cavities, abandoned woodpecker holes, crevices in rocks, and sometimes in bird houses, along bridges, or other man-made structures. Prefers nest sites with low canopy cover and hilly or mountainous terrain.</td>
<td>Summer (breeding)</td>
<td>Low; the Study Area provides minimally suitable habitat for this species.</td>
</tr>
<tr>
<td>Special-Status Species</td>
<td>Regulatory Status</td>
<td>Habitat Requirements</td>
<td>Identification/ Survey Period</td>
<td>Potential for Occurrence</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>-------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Rufous hummingbird <em>Selasphorus rufus</em></td>
<td>CCE; CSA; --</td>
<td>Uncommon winter migrant of California. During southward migration, uses mountain meadows and disturbed habitats associated with Castilleja spp., Aquilegia Formosa, Epilobium angustifolium, Delphinium spp., Penstemon barbatus, Monarda menthaefolia, Linaria vulgaris, and Cleome serrulata.</td>
<td>Winter (migration)</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Song sparrow &quot;Modesto population&quot; <em>Melospiza melodia</em></td>
<td>CCE; CSA; --</td>
<td>Occurs in a variety of habitats within the north-central portion of the Central Valley. Prefers areas with dense tules, cattails, and other marsh vegetation. Highest densities of &quot;Modesto&quot; population occur in the Butte Sink area of the Sacramento Valley and the Sacramento, San Joaquin River Delta (Grinnell and Miller 1944).</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Spotted towhee <em>Pipilo maculatus clementae</em></td>
<td>FSC; --</td>
<td>Inhabits a variety of densely vegetated areas such as forest edges, chaparral, shrubby fields, suburban areas, and other habitats with dense shrub cover and an abundance of leaf litter. Nest on the ground or sometimes within 12 feet of ground level in a fairly exposed area; conceals nest against a log, grass clump, shrub or other objects.</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable habitat for this species within the oak woodland.</td>
</tr>
<tr>
<td>Tricolored blackbird <em>Agelaius tricolor</em></td>
<td>CCE; CSA; --</td>
<td>Breeding habitat includes freshwater marshes with dense stands of cattails, tules, bulrushes, sedges and other associated vegetation. Nests in colonies within the dense vegetation of the marsh. In migration and winter, will inhabit open cultivated lands and pastures as well as marshes.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Wrentit <em>Chamaea fasciata</em></td>
<td>FSC; --</td>
<td>Typically occurs in coastal scrub and chaparral habitats along the west coast. Inland populations occur in shrublands with coyotebrush, manzanita, blackberry thickets, and desert regions. Oak woodlands and suburban areas are less commonly used. Nests in dense vegetation typically less than 10 feet from ground level.</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable habitat for this species.</td>
</tr>
<tr>
<td>Yellow-billed magpie <em>Pico nuttalli</em></td>
<td>FSC; CSA; --</td>
<td>Occurs in oak savanna, open oak woodland, other open areas with large trees, wooded stream habitats, and wooded suburban habitats. Typically nests in small colonies and builds nest high within a large tree.</td>
<td>Year-round</td>
<td>High; the Study Area provides suitable habitat for this species.</td>
</tr>
<tr>
<td>Mammals</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>American badger <em>Taxidea taxus</em></td>
<td>CCE; CSA; --</td>
<td>Found in a variety of habitats including grassland, shrublands, and open woodlands throughout California. Suitable burrowing habitat requires friable soil.</td>
<td>Year-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
<tr>
<td>Pallid bat <em>Antrozous pallidus</em></td>
<td>CCE; CSA; --</td>
<td>Found in a variety of habitats including desert scrub, grasslands, oak woodland, savannah, and riparian areas up to about 6,500 feet. Day roost sites include caves, rock crevices, mines, and occasionally in hollow trees and buildings. Maternity roosts are typically in rock crevices, caves, hollow trees, or man-made structures. Extremely sensitive to disturbance of maternity roosts.</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable roosting habitat for this species.</td>
</tr>
<tr>
<td>Silver haired bat <em>Lasionycteris noctivagans</em></td>
<td>CSA; --</td>
<td>Found primarily in coniferous forested areas adjacent to lakes, ponds, and streams. May also occur in valley foothill woodlands, pinyon-juniper woodlands, and montane riparian habitats. Prefers old growth forests and typically roosts in tree hollows, loose bark, or cracks of large trees. In winter, can be found in man-made structures such as buildings, fence posts, wood piles, and sheds.</td>
<td>Year-round</td>
<td>Low; the Study Area provides minimally suitable roosting habitat for this species.</td>
</tr>
</tbody>
</table>

Note: Table 2 includes state and federal species of concern and Rank 1 and 2 CNPS species.
<table>
<thead>
<tr>
<th>Special-Status Species</th>
<th>Regulatory Status</th>
<th>Habitat Requirements</th>
<th>Identification/ Survey Period</th>
<th>Potential for Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plants</td>
<td></td>
<td></td>
<td></td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Brandegee’s clarkia</td>
<td>&quot;; ; ; ; 4</td>
<td>Annual herb often found in roadcuts within chaparral, foothill woodland, and lower montane coniferous forests from 245 to 3000 feet. Prefers areas with minimal grassy cover; often found on slopes.</td>
<td>Blooming period: May – July</td>
<td>None; the Study Area does not provide suitable habitat for this species. One CNDDB occurrence is documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>Clarkia biloba ssp. biloba</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>Stinkbells</td>
<td>&quot;; ; ; ; 4</td>
<td>Perennial bulbiferous herb found in clay soils, sometimes in serpentinite, chaparral, cismontane woodland, pinyon and juniper woodland; or valley and foothill grassland from 30 to 5,100 feet.</td>
<td>Blooming period: March – June</td>
<td>None; the Study Area does not provide suitable habitat for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>Invertebrates</td>
<td></td>
<td></td>
<td></td>
<td>None; the Study Area does not provide suitable habitat for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>Andrenid bee</td>
<td>&quot;; CSA; &quot;; ; ; &quot;</td>
<td>Found in grassland habitats within El Dorado, Placer, Sacramento, and San Joaquin counties. Ground nesters that will be underground from summer, fall and winter and emerge in early spring to forage and pollinate early bloomers, such as willows, maples, violets and other early blooming wildflowers.</td>
<td>Yeart-round</td>
<td>None; the Study Area does not provide suitable habitat for this species. Two CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>California linderiella</td>
<td>&quot;; CSA; &quot;; ; ; &quot;</td>
<td>Found in a variety of natural and artificial seasonally ponded freshwater habitats including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and ruts caused by vehicular activity.</td>
<td>Wet-season sampling and/or dry season cyst identification</td>
<td>None; the Study Area does not provide suitable habitat for this species. Five CNDDB occurrences are documented within five miles of the Study Area (CDFW 2019).</td>
</tr>
<tr>
<td>Ricksecker’s water scavenger beetle</td>
<td>&quot;; CSA; &quot;; ; ; &quot;</td>
<td>An aquatic beetle known to occur in shallow waters of creeks, artificial ponds, springs and brooks. Known to occur along the San Francisco Bay within Alameda, Marin, San Mateo and Sonoma counties. Can also be found in Lake, Placer, Sacramento, San Joaquin, and Solano counties.</td>
<td>Yeart-round</td>
<td>None; the Study Area does not provide suitable habitat for this species.</td>
</tr>
</tbody>
</table>

Note: Table 3 includes Rank 3 and 4 CNPS species and non-listed invertebrates, which may not be subject to CEQA review.
Appendix C — Plants and Wildlife Observed in the Study Area
## Appendix C
### Plant Species Observed within the Study Area

<table>
<thead>
<tr>
<th>Family</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Native (N) or Invasive (I)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anacardiaceae</td>
<td><em>Toxicodendron diversilobum</em></td>
<td>Poison oak</td>
<td>N</td>
</tr>
<tr>
<td>Apocynaceae</td>
<td><em>Nerium oleander</em></td>
<td>Oleander</td>
<td>I</td>
</tr>
<tr>
<td>Araliaceae</td>
<td><em>Hedera helix</em></td>
<td>English ivy</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td><em>Centaurea solstitialis</em></td>
<td>Yellow star-thistle</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td><em>Senecio vulgaris</em></td>
<td>Common groundsel</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td><em>Taraxacum officinale</em></td>
<td>Common dandelion</td>
<td>I</td>
</tr>
<tr>
<td>Asteraceae</td>
<td><em>Silybum marinum</em></td>
<td>Milk thistle</td>
<td>N</td>
</tr>
<tr>
<td>Brassicaceae</td>
<td><em>Raphanus</em> sp.</td>
<td>Wild radish</td>
<td>I</td>
</tr>
<tr>
<td>Caryophyllaceae</td>
<td><em>Stellaria media</em></td>
<td>Chickweed</td>
<td>I</td>
</tr>
<tr>
<td>Fabaceae</td>
<td><em>Vicia</em> sp.</td>
<td>Vetch</td>
<td>I</td>
</tr>
<tr>
<td>Fagaceae</td>
<td><em>Quercus douglasii</em></td>
<td>Blue oak</td>
<td>N</td>
</tr>
<tr>
<td>Fagaceae</td>
<td><em>Quercus wislizeni</em></td>
<td>Interior live oak</td>
<td>N</td>
</tr>
<tr>
<td>Fagaceae</td>
<td><em>Quercus lobata</em></td>
<td>Valley oak, roble</td>
<td>N</td>
</tr>
<tr>
<td>Montiaceae</td>
<td><em>Claytonia perfoliata</em></td>
<td>Miner's lettuce</td>
<td>N</td>
</tr>
<tr>
<td>Oleaceae</td>
<td><em>Ligustrum japonicum</em></td>
<td>Wax-leaf privet</td>
<td>I</td>
</tr>
<tr>
<td>Poaceae</td>
<td><em>Muhlenbergia rigens</em></td>
<td>Deergrass</td>
<td>N</td>
</tr>
<tr>
<td>Poaceae</td>
<td><em>Hordeum</em> sp.</td>
<td>Barley</td>
<td>I</td>
</tr>
<tr>
<td>Poaceae</td>
<td><em>Festuca occidentalis</em></td>
<td>Western fescue</td>
<td>N</td>
</tr>
<tr>
<td>Poaceae</td>
<td><em>Avena</em> sp.</td>
<td>Oat</td>
<td>I</td>
</tr>
<tr>
<td>Poaceae</td>
<td><em>Avena cf. fatua</em></td>
<td>Common wild oat</td>
<td>I</td>
</tr>
<tr>
<td>Polygononaceae</td>
<td><em>Rumex cf. crispus</em></td>
<td>Curly dock</td>
<td>I</td>
</tr>
<tr>
<td>Rosaceae</td>
<td><em>Pyrus cf. calleryana</em></td>
<td>Callery pear</td>
<td>I</td>
</tr>
<tr>
<td>Rosaceae</td>
<td><em>Rubus armeniacus</em></td>
<td>Himalayan blackberry</td>
<td>I</td>
</tr>
<tr>
<td>Rubiaceae</td>
<td><em>Galium aparine</em></td>
<td>Common bedstraw</td>
<td>N</td>
</tr>
</tbody>
</table>
### Appendix C
Wildlife Species Observed within the Study Area

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Aphelocoma californica</em></td>
<td>California scrub jay</td>
</tr>
<tr>
<td><em>Baeolophus inornatus</em></td>
<td>Oak titmouse</td>
</tr>
<tr>
<td><em>Buteo lineatus</em></td>
<td>Red-shouldered hawk</td>
</tr>
<tr>
<td><em>Calypte anna</em></td>
<td>Anna's hummingbird</td>
</tr>
<tr>
<td><em>Cathartes aura</em></td>
<td>Turkey vulture</td>
</tr>
<tr>
<td><em>Certhia americana</em></td>
<td>Brown creeper</td>
</tr>
<tr>
<td><em>Colaptes auratus</em></td>
<td>Northern flicker</td>
</tr>
<tr>
<td><em>Corvus brachyrhynchos</em></td>
<td>American crow</td>
</tr>
<tr>
<td><em>Meleagris gallopavo</em></td>
<td>Wild turkey</td>
</tr>
<tr>
<td><em>Mimus polyglottos</em></td>
<td>Northern mockingbird</td>
</tr>
<tr>
<td><em>Picoides nuttallii</em></td>
<td>Nuttall’s woodpecker</td>
</tr>
<tr>
<td><em>Psaltriparus minimus</em></td>
<td>Bushtit</td>
</tr>
<tr>
<td><em>Regulus calendula</em></td>
<td>Ruby-crowned kinglet</td>
</tr>
<tr>
<td><em>Setophaga coronata</em></td>
<td>Yellow-rumped warbler</td>
</tr>
<tr>
<td><em>Turdus migratorius</em></td>
<td>American robin</td>
</tr>
<tr>
<td><em>Vireo huttoni</em></td>
<td>Hutton’s vireo</td>
</tr>
</tbody>
</table>
Description: Typical habitat view of Study Area; facing northwest.
Date: March 11, 2019  Photographer: Christine Heckler

Description: Typical view of the Study Area; facing east.
Date: March 11, 2019  Photographer: Christine Heckler
Description: Typical view of the Study Area; facing northeast.

Date: March 11, 2019  Photographer: Christine Heckler

Description: Western portion of Study Area with Mariposa Avenue in background; facing south.

Date: March 11, 2019  Photographer: Christine Heckler
Description: Western portion of Study Area with Mariposa Avenue in background; facing north.

Date: March 11, 2019  Photographer: Christine Heckler

Description: Old shed on southern edge of Study Area; facing east.

Date: March 11, 2019  Photographer: Christine Heckler
Description: Arcade Creek within parcel; facing southeast.

Date: March 11, 2019

Photographer: Christine Heckler

Description: Arcade Creek within parcel; facing north.

Date: March 11, 2019

Photographer: Christine Heckler
TREE INVENTORY SUMMARY AND ASSESSMENT OF IMPACTS

DUNDEE ESTATES PROJECT SITE
City of Citrus Heights, California

Prepared for:
Mr. Bay Miry
D&S Development
1011 10th Street, Suite A
Sacramento, California 95814

Prepared by:
Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

December 21, 2018
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>COPYRIGHT STATEMENT</td>
<td>-i-</td>
</tr>
<tr>
<td>QUALIFICATION STATEMENT</td>
<td>-ii-</td>
</tr>
<tr>
<td>INTRODUCTION AND SCOPE OF INVENTORY EFFORT</td>
<td>1-2</td>
</tr>
<tr>
<td>SUMMARY OF INVENTORY EFFORT</td>
<td>2</td>
</tr>
<tr>
<td>INITIAL RECOMMENDED TREE REMOVALS</td>
<td>2</td>
</tr>
<tr>
<td>CONSTRUCTION IMPACT ASSESSMENT</td>
<td>2-4</td>
</tr>
<tr>
<td>Removal Overview</td>
<td></td>
</tr>
<tr>
<td>Encroachments and Construction Inspection Plan</td>
<td>3-4</td>
</tr>
<tr>
<td>GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER</td>
<td>4-5</td>
</tr>
<tr>
<td>ASSUMPTIONS AND LIMITING CONDITIONS</td>
<td>6-7</td>
</tr>
<tr>
<td>DEFINITIONS AND RATINGS</td>
<td>8-9</td>
</tr>
<tr>
<td>GENERAL PROTECTION GUIDELINES</td>
<td>10-12</td>
</tr>
<tr>
<td>APPENDICES:</td>
<td></td>
</tr>
<tr>
<td>A1 – A10. Updated Inventory Summary with Construction Impact Assessment</td>
<td></td>
</tr>
</tbody>
</table>
COPYRIGHT STATEMENT

This consultant’s report, dated December 21, 2018, is for the exclusive and confidential use of D & S Development, concerning potential improvements of the Dundee Estates project site located at Highlands Avenue, in the City of Citrus Heights, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Sierra Nevada Arborists. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.
QUALIFICATION STATEMENT

Sierra Nevada Arborists is a fully insured, Sacramento-based arboriculture consulting firm founded in January of 1998 by its Principal, Edwin E. Stirtz. Mr. Stirtz is an ISA Certified Arborist, and a member of the American Society of Consulting Arborists and International Society of Arboriculture. In addition, Mr. Stirtz is a member of the Association of Environmental Professionals. Mr. Stirtz possesses in excess of 36 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 24 years as a consulting and preservation specialist in the Sacramento and surrounding regions.
INTRODUCTION

Sierra Nevada Arborists is pleased to present to D & S Development this Updated Tree Inventory Summary and Construction Impact Assessment for the trees located within and/or overhanging parcels 4a & 4b of the Dundee Estates Project site located at 6720 Mariposa Avenue in the City of Citrus Heights, California.

SCOPE OF INVENTORY EFFORT AND METHODOLOGY

The City of Citrus Heights has enacted a Tree Preservation Ordinance that requires a tree permit prior to conducting any activity within the “protected zone” of a “protected tree” that would adversely affect the health of a protected tree, including, but not limited to, cutting, grading, irrigating and trenching. A “protected tree” defined and covered by this ordinance includes native oaks encompassing Valley Oak, Interior Live Oak, Blue Oak or Oracle Oak, and other mature trees measuring 19 inches and greater in diameter measured at breast height (“DBH”), excluding willow, fruit, eucalyptus, alder, cottonwood, pine, catalpa, fruitless mulberry or palm. All tree permit applications shall include, among other things, an arborist’s report as specified by the Ordinance and/or City Permit Application.

At the request of D & S Development, Sierra Nevada Arborists visited the Dundee Estates project site located in the City of Citrus Heights, California. The purpose of this site visit was to conduct a field review and collect data in order to update the existing Arborist Report and Tree Inventory Summary previously prepared for the Dundee Estates project.

During our field reconnaissance and inventory efforts on June 25, 2018, Sierra Nevada Arborists conducted a visual review from ground level of the protected native oak trees located within and/or overhanging the proposed development areas of parcel 4 and Mariposa Avenue which had been previously inventoried. The trees which met the defined criteria were previously identified in the field with a round, pre-stamped metal numbering tag and the tree numbers utilized in this Tree Inventory Summary and Construction Impact Assessment correspond to the tree tag which is affixed to the tree in the field and which is depicted on the project plans.

At the time of our field identification and inventory effort specific data was gathered for each tagged tree including the tree’s species, diameter and dripline measurements, and an assessment was made of the tree’s root crown/collar, trunk, limbs and foliage. Utilizing this data the tree’s overall structural condition and vigor were separately assessed ranging from “good”1 to “poor” based upon the observed characteristics noted within the tree and the Arborist’s best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color

1 It should be noted that there were no trees observed within the project boundaries which fell within the criteria of a “good” rating. A complete description of the terms and ratings utilized in this Report and accompanying Inventory Summary are found on pages 8-9.
and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown, trunk and branch configuration; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and initial recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of our field inventory effort.

**SUMMARY OF INVENTORY EFFORT**

Field identification and inventory efforts performed by Sierra Nevada Arborists on June 25th included 56 trees (10 of which have died). Composition of the 56 inventoried trees included the following species and accompanying aggregate diameter inches:

<table>
<thead>
<tr>
<th>SPECIES DIVERSIFICATION</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Valley Oak</td>
<td>= 33</td>
<td>(409 aggregate diameter inches)</td>
</tr>
<tr>
<td>Interior Live Oak</td>
<td>= 23</td>
<td>(270 aggregate diameter inches)</td>
</tr>
</tbody>
</table>

**CONSTRUCTION IMPACT ASSESSMENT**

On December 21, 2018, Sierra Nevada Arborists received for review and further use the Tentative Parcel Map prepared by Wong & Associates in order to update the construction impact assessment for the project. This impact assessment reflects the updated inventory data relative to perceived impacts from proposed construction on parcel 4 and Mariposa Avenue.

**Removal Overview**

A review of the project plan sheets indicates that 24 trees will require removal to facilitate the depicted construction activities. 14 trees and 159 diameter inches are proposed for removal to facilitate construction of public improvements and 10 trees and 166 diameter inches for home construction. Additionally, 16 trees were recommended for removal due to the nature and extent of noted defects. The trees which will require removal to facilitate the depicted construction activities and/or have been recommended for removal are detailed in the attached tree inventory summary.

**Encroachments and Inspection Plan**

A review of the Tentative Parcel Map finds 16 protected trees will sustain encroachment into their protected root zones from contemplated construction activities as
depicted on the referenced Tentative Map. 8 of the 16 trees will sustain encroachment for home construction and 8 from construction of public improvements. The trees which will sustain encroachment from the proposed construction activities have been noted within the accompanying Tree Inventory Summary and Construction Impact Assessment, along with a description of the perceived impacts. The perceived impacts have been rated as either “minor” (no anticipated long-term negative effects), “moderate” (potential long-term negative effects) or “significant” (probable long-term negative effects), and general and specific recommendations on a tree-by-tree basis have been provided to help reduce adverse impacts from construction on the trees which will be retained within the project area. All recommended activities should be performed by an ISA Certified Arborist employed by a licensed and fully-insured tree maintenance company in accordance with current American National Standards Institute (ANSI) A300 standards, specifically including Parts 1 and 2, as updated in 2001 regarding arboricultural practices, tree pruning and subsurface liquid fertilization injection, as well as ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture published Best Management Practices.

It is also recommended that the following inspections by a Project Arborist occur prior to and during the course of construction of the proposed project:

- One site visit to attend pre-construction meeting with Project Manager and City Planning Staff to review approved plans, permits and Conditions of Approval;
- One site visit to review pre-construction installation of oak tree protective fencing as approved by City Staff;
- Up to four site visits to monitor clear and grub activities and to inspect for potential root disturbance;
- Up to six site visits to monitor grading and underground construction activities and to inspect for potential root disturbance; and
- One site visit will be required for a final inspection prior to preparation of the letter to certify compliance with the approved protective/preservation measures.

**GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER**

The City of Citrus Heights regulates both the removal of “protected trees” and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Citrus Heights prior to the removal of any trees or conducting activities around the trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist will be required.
certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. Sierra Nevada Arborists cannot provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction. Therefore, it will be necessary for the project applicant to notify Sierra Nevada Arborists well in advance (at least 72-hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

The assessment of impacts contained within this report should not be viewed by the client and/or any regulatory agency as a consent or concurrence regarding the contemplated construction activities. Rather, it is an interpretation of the impacts which may be sustained by the trees on site based upon the depicted construction activities to assist others in making final permitting decisions. Clients and/or the applicable regulatory agency may choose to accept or disregard the recommendations of the arborist, or to seek additional advice; therefore, it is understood that final decisions regarding construction activities rest with the client and/or the applicable regulatory agency.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees’ ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to develop wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. An entity who develops land and constructs improvements with a tree in the vicinity should be aware of this Arborists’ Disclaimer, and be further advised that the project owner assumes the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage. Sierra Nevada Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.
Finally, the trees preserved within and/or overhanging the proposed project area may experience a physical environment different from the pre-construction environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, the future management plan must include an annual inspection to keep abreast of the trees’ changing condition(s) and to assess the trees’ ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Sierra Nevada Arborists to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,

Edwin E. Stirtz
ISA Certified Arborist WE-0510A
Member, American Society of Consulting Arborists

EES:
Enclosures
**ASSUMPTIONS AND LIMITING CONDITIONS**

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.

5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.

8. This report and any values expressed herein represent the opinion of the consultant and the consultant’s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

11. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.

12. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

13. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Sierra Nevada Arborists has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom.

14. The information contained within this report is true to the best of the author’s knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.

15. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.

16. Any changes to an established tree’s environment can cause its decline, death and/or structural failure.
DEFINITIONS AND RATINGS

Tree Number: Corresponds to aluminum tag attached to the tree.

Species Identification: Scientific and common species name.

Diameter (“DBH”): This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).

Dripline radius (“DLR”): This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level)

Protected Zone: A circle equal to the largest radius of a protected tree’s dripline plus 1 foot.

Root Crown: Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.

Trunk: Assessment of the tree’s main trunk from ground level generally to the point of the primary crotch structure.

Limbs: Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.

Foliage: Tree’s leaves.

Overall Condition: Describes overall condition of the tree in terms of structure and vigor.

Recommendation: Pre-development recommendations based upon observed characteristics noted at the time of the initial field inventory effort.

Obscured: Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the initial arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.
### Tree Condition Rating Criteria

<table>
<thead>
<tr>
<th>Rating Term</th>
<th>Root Crown</th>
<th>Trunk</th>
<th>Limbs</th>
<th>Foliation</th>
<th>Structure</th>
<th>Vigor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease</td>
<td>No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease</td>
<td>No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous</td>
<td>Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident</td>
<td>No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay</td>
<td>Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy</td>
</tr>
<tr>
<td>Fair</td>
<td>Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure</td>
<td>Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure</td>
<td>Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average</td>
<td>Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present</td>
<td>Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing</td>
<td>Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback</td>
</tr>
<tr>
<td>Poor</td>
<td>Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure</td>
<td>Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure</td>
<td>Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average</td>
<td>Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe</td>
<td>Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present</td>
<td>Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal</td>
</tr>
</tbody>
</table>

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both 

**Encroachment Ratings:**
- **Minor** – No anticipated long-term negative effects
- **Moderate** – Potential long-term negative effects
- **Significant** – Probable long-term native effects
GENERAL PROTECTION GUIDELINES
FOR TREES PLANNED FOR PRESERVATION

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

☐ A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

☐ Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines” and Best Management Practices.

☐ Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The project manager shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.

☐ Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:
  WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY PLANNING DEPARTMENT

Once approval has been obtained by the Planning Department protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Planning Department, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

☐ Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area
of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

☐ No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

☐ No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

☐ Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the drip line of any protected tree.

☐ No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project’s Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the drip line of a protected tree the utility line within the protected zone shall be “bored and jacked” or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

☐ Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

☐ Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

☐ Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

☐ Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within
If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.

In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.

The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter a breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than
eighteen (18) inches. The only plant species which shall be planted within the
dripline of native oak trees are those which are tolerant of the natural, semi-arid
environs of the tree(s).
## INVENTORY SUMMARY AND ASSESSMENT OF IMPACTS

### ROOT CROWN TRUNK LIMBS FOLIAGE STRUCTURE VIGOR

<table>
<thead>
<tr>
<th>#</th>
<th>COMMON NAME</th>
<th>SPECIES</th>
<th>MULTI-STEMS (inches)</th>
<th>TOTAL DBH (inches)</th>
<th>DLR (foot)</th>
<th>CONDITIONAL ASSESSMENT</th>
<th>NOTABLE CHARACTERISTICS</th>
<th>PERCEIVED IMPACTS</th>
<th>RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>143</td>
<td>Interior Live Oak</td>
<td>(Quercus wislizenii)</td>
<td>12</td>
<td>17</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
</tr>
<tr>
<td>144</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>15</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Fair</td>
</tr>
<tr>
<td>145</td>
<td>Interior Live Oak</td>
<td>(Quercus wislizenii)</td>
<td>12</td>
<td>20</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Root crown/buttress roots partially exposed from bank erosion, west side; above average amount of deadwood</td>
</tr>
<tr>
<td>509</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>12</td>
<td>15</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
</tr>
<tr>
<td>530</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>13</td>
<td>21</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Root crown/buttress roots partially exposed from bank erosion, west side; above average amount of deadwood</td>
</tr>
<tr>
<td>531</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>12</td>
<td>24</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
</tr>
<tr>
<td>532</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>6</td>
<td>9</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance west; Slightly above average amount of deadwood</td>
</tr>
<tr>
<td>533</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>8</td>
<td>15</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Out of balance north; Slightly above average amount of deadwood</td>
</tr>
<tr>
<td>534</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>9,10</td>
<td>19</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance, trunk leans west; Above average amount of deadwood</td>
</tr>
<tr>
<td>535</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>4,7</td>
<td>11</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance, leans south; Slightly above average amount of deadwood</td>
</tr>
<tr>
<td>536</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>20</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance, leans south; Above average amount of deadwood</td>
</tr>
<tr>
<td>537</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>15</td>
<td>26</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance, west; Inherently weak primary crotch with included bark; Slightly above average amount of deadwood</td>
</tr>
<tr>
<td>538</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>8</td>
<td>29</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Trunk bends significantly toward west, suppressed; Above average amount of deadwood</td>
</tr>
<tr>
<td>539</td>
<td>Interior Live Oak</td>
<td>(Quercus wislizenii)</td>
<td>11</td>
<td>28</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Leans south; slightly above average amount of deadwood</td>
</tr>
<tr>
<td>Tree Number</td>
<td>Species</td>
<td>Size</td>
<td>Health</td>
<td>Condition</td>
<td>Problem</td>
<td>Removal Reason</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>---------</td>
<td>------</td>
<td>--------</td>
<td>-----------</td>
<td>---------</td>
<td>----------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>151</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>8,9 17</td>
<td>Fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Above average amount of deadwood</td>
<td>Will require removal; falls within footprint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>152</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>5,6,7 18 21</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Branching one-sided west</td>
<td>Will require removal; falls within 5' of foundation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>154</td>
<td>Valley Oak (Quercus lobata)</td>
<td>14 23</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Dormant</td>
<td>Trunk bends south then north; above average amount of deadwood</td>
<td>Will require removal; falls within 5' of foundation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>156</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>10,10 20 30</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Trunk bends south, suppressed, above average amount of deadwood</td>
<td>Will require removal; falls within 5' of foundation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>158</td>
<td>Valley Oak (Quercus lobata)</td>
<td>16 23</td>
<td>Fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Will require removal; falls within building footprint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>159</td>
<td>Valley Oak (Quercus lobata)</td>
<td>0 22</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Tree is dead</td>
<td>Will require removal; falls within 5' of building footprint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>170</td>
<td>Valley Oak (Quercus lobata)</td>
<td>16 20</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Above average amount of deadwood</td>
<td>Will require removal; falls within building footprint</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Removals for Home Construction

July 5, 2018
Prepared by Sierra Nevada Arborists
## INVENTORY SUMMARY AND ASSESSMENT OF IMPACTS

### Removals Due to Defects

<table>
<thead>
<tr>
<th>Tree ID</th>
<th>Species (Quercus)</th>
<th>Diameter</th>
<th>Condition</th>
<th>Diagnosis</th>
</tr>
</thead>
<tbody>
<tr>
<td>162</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>10, 38</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>163</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>9, 3</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>167</td>
<td>Valley Oak (Quercus lobata)</td>
<td>9, 25</td>
<td>Fair Poor</td>
<td>Poor to fair Fair Poor</td>
</tr>
<tr>
<td>179</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>11, 24</td>
<td>Fair Poor</td>
<td>Poor to fair Fair Poor</td>
</tr>
<tr>
<td>181</td>
<td>Valley Oak (Quercus lobata)</td>
<td>13, 9</td>
<td>Fair Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>192</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>7, 20</td>
<td>Fair Poor</td>
<td>Poor to fair Poor to fair</td>
</tr>
<tr>
<td>193</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>6, 17</td>
<td>Poor to fair Poor to fair Poor Poor</td>
<td>Tree is Dead</td>
</tr>
<tr>
<td>205</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>6, 13</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>228</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>7, 14</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>234</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>10, 20</td>
<td>Fair Poor</td>
<td>Poor to fair Fair Poor</td>
</tr>
<tr>
<td>241</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>10, 23</td>
<td>Poor to fair Poor to fair Fair Poor</td>
<td>Tree is Dead</td>
</tr>
<tr>
<td>274</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>6, 8</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>285</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>8, 2</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>292</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>6, 18</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>294</td>
<td>Interior Live Oak (Quercus wislizenii)</td>
<td>9, 7</td>
<td>Poor Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
<tr>
<td>488</td>
<td>Valley Oak (Quercus lobata)</td>
<td>12, 21</td>
<td>Fair Poor</td>
<td>Poor Poor Poor Poor</td>
</tr>
</tbody>
</table>

### General Observations

- **TOTAL REMOVALS = 14 Trees**
- **TOTAL RECOMMENDED REMOVALS DUE TO DEFECTS = 14 Trees**

---

*July 5, 2018 Prepared by Sierra Nevada Arborists*
<table>
<thead>
<tr>
<th>No.</th>
<th>Tree Type</th>
<th>Species</th>
<th>DBH (In)</th>
<th>DBH (Out)</th>
<th>Crowns</th>
<th>foliage</th>
<th>health</th>
<th>root</th>
<th>trunk</th>
<th>deadwood</th>
<th>Project Implications</th>
<th>Treatment/Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>146</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>20</td>
<td>24</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor</td>
<td>Poor to fair</td>
<td>Poor</td>
<td>Fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>147</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>25</td>
<td>28</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Inherently weak primary crotch structure with included bark; above average amount of deadwood</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>148</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>4.9</td>
<td>13</td>
<td>21</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Out of balance west; above average amount of deadwood</td>
<td>Moderate to significant encroachment from building and driveway</td>
</tr>
<tr>
<td>149</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>13</td>
<td>28</td>
<td>Fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Trunk leans north; slightly above average amount of deadwood</td>
<td>Minor encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>150</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>24</td>
<td>25</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Slightly above average amount of deadwood; sparse foliage</td>
<td>Minor encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>151</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>18</td>
<td>23</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>152</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>15,20</td>
<td>35</td>
<td>28</td>
<td>Fair</td>
<td>Poor</td>
<td>Fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Out of balance west; above average amount of deadwood; sparse foliage</td>
<td>Moderate encroachment from building and driveway</td>
</tr>
<tr>
<td>153</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>15</td>
<td>19</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Moderate encroachment from building</td>
</tr>
<tr>
<td>154</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>17</td>
<td>21</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Minor encroachment from building</td>
</tr>
<tr>
<td>155</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>18</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance west</td>
<td>Minor encroachment from building</td>
</tr>
<tr>
<td>156</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>17</td>
<td>19</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Measured at 3' above grade; forks at 5' above grade; above average amount of deadwood</td>
<td>Moderate encroachment from building</td>
</tr>
<tr>
<td>157</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>17</td>
<td>21</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Minor encroachment from building</td>
</tr>
<tr>
<td>158</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>26</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance southwest; above average amount of deadwood</td>
<td>Minor encroachment from building</td>
</tr>
<tr>
<td>159</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>19</td>
<td>28</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Above average amount of deadwood; sparse foliage</td>
<td>Minor encroachment from building</td>
</tr>
<tr>
<td>160</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>7,17</td>
<td>24</td>
<td>25</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Measured at 3' above grade; fork at 5' above grade; above average amount of deadwood</td>
<td>Minor encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>161</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>17</td>
<td>24</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Out of balance west; above average amount of deadwood</td>
<td>Minor encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>162</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>2</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Tree is Dead</td>
<td>Minor encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>163</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>9</td>
<td>17</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Out of balance southwest; above average amount of deadwood</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>164</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>10</td>
<td>13</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Suppressed, out of balance south; above average amount of deadwood</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
<tr>
<td>165</td>
<td>Valley Oak</td>
<td>(Quercus lobata)</td>
<td>12</td>
<td>15</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Poor to fair</td>
<td>Fair</td>
<td>Suppressed, out of balance west; above average amount of deadwood</td>
<td>Minor to moderate encroachment from street/sidewalk improvements</td>
</tr>
</tbody>
</table>

July 5, 2018 Prepared by Sierra Nevada Arborists
REQUEST

The applicant requests approval of a Use Permit that would allow for the occupancy of an existing building for an indoor commercial recreation facility.

Applicant/Business owner: Ricardo Snovel, Yippie’s Playcenter
7855 Cottonwood Ln, Unit 60
Sacramento, CA 95828

Property Owner: George Chan, Pentastar LP
PO Box 25466
San Mateo, CA 94402-5466

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Find that the project is Categorically Exempt from CEQA as a Section 15301 “Existing Facility”; and

B. Approve the USE PERMIT for the occupancy of an existing building by an indoor commercial recreation facility located at 7777 Sunrise Blvd, Ste 1700 subject to the findings and conditions of approval contained in the staff report.

BACKGROUND

The proposed project is located at 7777 Sunrise Blvd, Suite 1700. The project site is a shopping center on the southwest corner of Antelope Road and Sunrise Boulevard within the Shopping Center Land Use Zone (see Attachment 1 – Vicinity Map). The shopping center includes a Walgreens and two commercial retail buildings. The project would occupy the southwest corner of the retail building to the west of the Walgreens. Other retail stores occupy the rest of the building.

Surrounding land uses include detached single-family residences and commercial to the north across Antelope Road, commercial to the south, commercial to the east across Sunrise Boulevard and attached multi-family residences to the west.

The project setting is summarized below:

<table>
<thead>
<tr>
<th>File Number:</th>
<th>UP-19-01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>7777 Sunrise Blvd (Formerly Octane Motorsports) (West side of Sunrise Blvd, south of Antelope Rd)</td>
</tr>
<tr>
<td>Parcel Number:</td>
<td>224-003-0048-0000</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>2.61 acres</td>
</tr>
<tr>
<td>REACH Neighborhood:</td>
<td>The project is within the boundaries of Sunrise Ranch Neighborhood Association (#6).</td>
</tr>
</tbody>
</table>
ZONING AND LAND USES

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ZONING</th>
<th>GENERAL PLAN LAND USE</th>
<th>ACTUAL USE OF PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site</td>
<td>Shopping Center (SC)</td>
<td>General Commercial (GC)</td>
<td>Retail Building</td>
</tr>
<tr>
<td>North</td>
<td>SC</td>
<td>GC</td>
<td>Retail Building</td>
</tr>
<tr>
<td>South</td>
<td>GC</td>
<td>GC</td>
<td>Office Building</td>
</tr>
<tr>
<td>East</td>
<td>SC</td>
<td>GC</td>
<td>Retail Building</td>
</tr>
<tr>
<td>West</td>
<td>High-Density Residential (RD-30)</td>
<td>High Density Residential (HDR)</td>
<td>Apartments</td>
</tr>
</tbody>
</table>

USE PERMIT

Project Description

The applicant is requesting approval of a Use Permit that would allow an indoor children’s playcenter to occupy a portion of an existing retail building. The indoor playcenter would occupy Suite 1700 of the retail building, approximately 5,850 square-feet in size. The facility would operate from 9am-6pm, Monday through Sunday, and would contain a soft play structure, “bounce house”, and dining space for entertaining children from 1-12 years of age. The applicant does not propose to operate as a child care facility, as parents would be required to remain on premises at all times. Further details of the business are outlined in the findings below.

Conditional Use Permit – Analysis of Request

Section 106.62.050.F of the Zoning Code consists of findings the Planning Commission 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.

1. **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 land use designation for the subject property is Shopping Center (SC). The SC zoning designation is applied to areas appropriate for retail, studios, restaurants, office uses, indoor recreational facilities, and similar uses.

The proposed use is allowed in the SC zone subject to approval of a Use Permit by the Planning Commission. The proposal also complies with other provisions of the Zoning Code and the Municipal Code related to parking, setbacks and other applicable development standards as discussed further in the staff report.
2. 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 indoor commercial recreation facility 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 14.1: Retain and expand the City’s base of retail jobs and sales tax revenue.

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.

Policy 59.4: Support provision of recreation facilities and services by private businesses.

3. 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 fully developed with a 33,700 square-foot building, on-site parking, and landscaping. The suite was formerly occupied by Octane Motorsports, an automotive retail store. Yippee’s will be reoccupying the existing 5,850 square-foot space with few proposed improvements. The applicant is not proposing any exterior changes to building design, color, landscaping etc. at this time. In the future if the applicant proposes any exterior modifications they will be required to obtain a Design Review Permit from the Planning Division.

The City’s Building Division has inspected the building and stated that the building is suitable for this type of use. At the time of publication of this staff report, the Sacramento Metropolitan Fire District had not commented on the project. The applicant will be required to comply with all requirements set forth by the aforementioned entities.

The applicant is proposing to operate Monday through Sunday. Though their initial description states the hours of operation would be from 9am-8pm, the applicant subsequently decided to reduce these hours to 9am-6pm. Hours may vary for holidays and special events. Their target demographic is children from 1 to 12 years of age, with approximately 14 full and part-time employees to operate the business. They do not propose to operate as a child care facility, as parents of children will be required to remain on premises at all times.

The applicant proposes to have a “soft play structure” and “soft toddler play area” in the front room of the playcenter, along with a snack bar, dining space with tables and chairs and “party room” for birthdays and special events. In the rear of the suite, the applicant proposes a “back play room” with a bounce house and space for more tables and chairs. The applicant originally proposed a “Velcro wall” in the back play room, but has subsequently retracted that request.

The other uses in the retail center include a pool hall, restaurant, tattoo parlor, medical office, and nail spa. All other uses have hours of operation that partially coincide with the applicant’s proposed hours of operation, but the applicant provided charts of peak activity for each adjoining business indicating the parking demand for the complex will not be adversely impacted by the
playcenter. The applicant also provided several letters of support from the adjoining business owners within the complex as Attachment 2.

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

The subject property was originally part of a three-lot parcel map (PM 99-03) that included the demolition of three previous commercial structures and the construction of the Walgreens drugstore located on the southwest corner of Sunrise Blvd and Antelope Rd. As part of the original conditions of approval, the final map was required to include language that “reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels.” Because of this agreement the site has 215 total available parking spaces, exceeding the minimum of 145 spaces required as shown below:

Table 1

<table>
<thead>
<tr>
<th>USE</th>
<th>SQ.-FT.</th>
<th>REQUIREMENT</th>
<th>NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Center</td>
<td>18,679</td>
<td>1:250</td>
<td>75</td>
</tr>
<tr>
<td>Yippie’s</td>
<td>5,850</td>
<td>1:200</td>
<td>30</td>
</tr>
<tr>
<td>Corner Pocket</td>
<td>9,171 -- 20 tables</td>
<td>2 Spaces/Pool Table</td>
<td>40</td>
</tr>
<tr>
<td>Total Required</td>
<td>33,700</td>
<td>--</td>
<td>145</td>
</tr>
<tr>
<td>Total Provided</td>
<td>--</td>
<td>--</td>
<td>215</td>
</tr>
</tbody>
</table>

The site is physically suitable for the proposed development as the property meets the parking requirement, is currently developed with complementary uses, and is currently serviced by sewer, water and public services, such as fire and police protection. The site is physically suitable for the type, density and intensity of the proposed use, including access and utilities. There are no identifiable physical constraints for the proposed use.

5. 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 subject suite is surrounded by other commercial uses, and the existing building has been designed to comply with the City’s development standards including the City’s commercial design guidelines. For these reasons staff believes that granting a permit for the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvement in the vicinity and zoning district in which the property is located.

Use Permit - Conclusion

Based upon the information above, staff is able to make the findings required to approve a Use Permit for the operation of an indoor commercial recreation facility per the conditions of approval contained in the staff report.
ENVIRONMENTAL DETERMINATION

This project is Categorically Exempt from the requirements of the California Environmental Quality Act under Section 15301 – Existing Facilities.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

A. Find that the project is Categorically Exempt from CEQA as a Section 15301 “Existing Facility”; and

B. Approve the USE PERMIT for the occupancy of an existing building for an indoor commercial recreation facility located at 7777 Sunrise Blvd, Ste 1700 subject to the findings and conditions of approval contained in the staff report.

COMMUNITY OUTREACH

The Sunrise Ranch Neighborhood Association – Area 6 reviewed the project at their February 26, 2019 meeting and had no objections to the project.

REQUIRED FINDINGS FOR USE PERMIT

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

2. The proposed use is consistent with the General Plan and any applicable specific plan;

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

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

5. 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.

CONDITIONS OF APPROVAL FOR USE PERMIT (FILE #UP-19-01)

1. The applicant shall comply with all State and City Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; and Uniform Fire Code.

2. The action approved by this permit is to allow an existing suite within a retail building to be used as a children’s indoor commercial recreation facility with hours of operation from 9am-6pm, Monday through Sunday as shown in Exhibits A, B, and C (amended to remove the proposed Velcro wall) and as conditioned below.

3. This approval does not include any modifications to the building including exterior painting or signage; these shall be approved through a separate permit. (Planning)
4. Prior to occupancy of the building the applicant shall obtain proper approvals from the City Building Division and the Sacramento Metropolitan Fire District.

5. The site and building are required to comply with all accessibility requirements, including pathways, parking, restrooms, and play areas. (Building)

6. The Use Permit shall be exercised within two years from date of approval unless a time extension is granted.

7. At any time the applicant proposes any outdoor events a Temporary Use Permit must be approved by the Planning Division as described in Section 106.62.030 of the Zoning Code.

8. Any violation of these conditions of approval is strictly prohibited. Any violations could result in the revocation or modification of the use permit and/or the imposition of fines and penalties.

9. 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 approval. 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. Applicant-Provided Letters of Support

Exhibits:
A. Overall Site Plan
B. Proposed Floor Plan
C. Applicant’s Description
I spoke with the owners of Imperial Rex last night and we will meet this weekend and you should have the letters from both of us on Monday. I told them that I planned to support the new tenants, as I have stated to everyone all along. Today is my busiest day of the month due to inventory and the fact that my managers husband had a heart attack on Tuesday I have been crazy busy the last few days. I will get this done this weekend. My concern was the process was flawed and some of the communication was inaccurate, and with all that I have never wavered on my support. I understand the urgency, that is why I met with you Wednesday, talked to George last night, and spent several hours talking the tattoo shop over the last few days. Please just understand that I am just slammed and it will get done this weekend, we just met Wednesday and today is Friday, did I mention that my managers husband had a heart attack on Tuesday. I will be a good tenant, a good partner but please understand that I am trying to run a business in a tough labor market and it has not even been 48 hours since our meeting. Sorry, I just wanted to keep you updated as I wanted to get back you George, to you, and Jesso from the tattoo shop.

Quick Question, Is there any change in the operating hours with the new medical building tenants?
7777 Sunrise Blvd, Citrus Heights, CA 95610

I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my business's peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name:

BEST SPA

Full name: DONGMEI LU

Signature:

Phone number: 916-725-3888

Please comment why you approve this:

If NO school we are approve.
7777 Sunrise Blvd, Citrus Heights, CA 95610

I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my business peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name: MOUNTAIN MIST PIZZA

Full name: DAVE BEAR

Signature: [Signature]

Phone number: 916-728-1111

Please comment why you approve this:

[Blank lines for comments]
I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my businesses peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name:

Full name: Citrus Heights Chiropractic

Signature: [Signature]

Phone number: 916-723-3947

Please comment why you approve this:
I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my business peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name: Twisted Sunrise

Full name: Maxim Chechuh

Signature: [Signature]

Phone number: 916-729-4141

Please comment why you approve this:

Good Business
I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my business's peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name: ____________________________

Full name: ____________________________

Signature: ____________________________

Phone number: ____________________________

Please comment why you approve this:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
7777 Sunrise Blvd, Citrus Heights, CA 95610

I agree that Yippie's Playcenter's peak hours, 12pm-3pm, at suite 1700 will not interfere with my business's peak hours.

I agree to welcome Yippie's Playcenter at suite 1700 as my fellow neighbor.

Full business name: Sunrise Thai Restaurant

Full name: Leng Xiong

Signature: [signature]

Phone number: 916-560-3265.

Please comment why you approve this:

Our community needs support and Yippie's will and offer that.
DOOR SCHEDULE

1. 8'0" x 8'0" aluminum and keyed cylinder lock
2. 3'0" x 6'0" aluminum and keyed cylinder lock
3. 3'0" x 3'0" aluminum and keypad
4. 3'0" x 3'0" lever handle latchset
5. 3'0" x 3'0" lever handle latchset
6. 3'0" x 3'0" lever handle latchset
7. 3'0" x 3'0" lever handle latchset
8. 3'0" x 3'0" lever handle latchset
9. 3'0" x 3'0" lever handle latchset
10. 3'0" x 3'0" roll-up door

**maximal closer opening force not to exceed \( \frac{200}{w} \) lbs

FIELD REVIEW AND MAKE ADJUSTMENTS AS REQUIRED FOR COMPLIANCE.

EXHIBIT B

OCCUPANCY LOAD CALCULATIONS

<table>
<thead>
<tr>
<th>TABLE 1004.1</th>
<th>Unconcentrated assembly non-floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>TABLES AND CHAIRS #1</td>
<td>400 SF</td>
</tr>
<tr>
<td>TABLES AND CHAIRS #2</td>
<td>570 SF</td>
</tr>
<tr>
<td>200 SF</td>
<td>2 occupants</td>
</tr>
<tr>
<td>570 SF</td>
<td>10 occupants</td>
</tr>
<tr>
<td>200 SF</td>
<td>2 occupants</td>
</tr>
</tbody>
</table>

TOTAL AREA of Tenant Space: 5800 SF

EXISTING MEANS OF EGRESS ILLUMINATION TO REMAIN

FLOOR PLAN

NEW Exit Sign
NEW Accessibility Sign
FLOOR PLAN

EXISTING ADJACENT TENANT SPACE:

OFFICE '/ recovery

FRONT PLAY ROOM

50' x 25' PLAY STRUCTURE

TABLES AND CHAIRS #2

BACK PLAY ROOM

TABLES AND CHAIRS #3

PARKING

source house

DELIVERY AISLE

no changes to existing building envelopes

Floor Plan

EXISTING MEANS OF EGRESS ILLUMINATION TO REMAIN

LEGEND

- LIGHTED EXIT SIGN / CEILING MOUNT
- WOOD PLANK WALL w/ EX STUCCO FINISH
- WOOD FRAMED OPENING WALL TO ROOF
- FRAMED PARTITION TO CEILING

GREEN STONE FINISH

 כזה קיר

CONCRETE FLOOR

(WOOD FRAME BLOCK SYSTEM

CHYLED SUSPENDED CEILING

THIS IS NOT AN EXACT SCALE DRAWING

February 26, 2019

A2
January 5, 2019

Plan Submittal for the City of Citrus Heights for a Use Permit/Minor Use Permit for the address 7777 Sunrise Blv. Suite 1700, Citrus Heights Ca. 95610.

I Ricardo Snovel purpose to start an indoor children’s play center with the name Yippie’s play center. This is targeted mainly for the age group of 1 to 12 years of age. It will contain a large indoor Soft Play structure that will be in the front main room as you enter the building. With this structure there will also be a soft play toddler play area. In the large back room off the main room there will be several indoor activities. They will consist of a large blow up Bounce House, a blow up Velcro Wall. The last activities we will have in the large back room will be a large Foam Pitt. Along with this there will be a Rock Climbing Wall along the side of the Foam Pitt right above it.

The hours of operation of our business will be Monday thru Sunday with the hours of 9am to 8pm. We plan on having about 14 part time employees to operate this business. We will need 2 employees for the front desk as you enter to pay. There will be 2 employees on the floor in the main room to assist anyone that would need it. This employee will also be a floater to help with other employees with breaks or any other needs. There will be 2 employees in the Birthday room to host the parties. In the snack bar we will have 4 employees. There will only be products that will not consist of anything needing to be cooked past a toaster oven or microwave. We will have table and chairs off the snack bar in the front main room as well. In the back large room off the main front room there will be 4 employees. They will help with any of the activities that any child will need assistant with. But this play center is a parent participation establishment. We do not do daycare or are responsible for the children as they play. No parent will be a loud to leave any child alone in our facility. The last 2 employees that will need to be hired will be for our mascot Yippee the Dinosaur. He is needed for our Birthday parties and for dino time on the main floor in the front play area.

Our patrons will pay a small entry fee and will be able to stay and play under an adult supervision as long as they desire for the day of service.
FIVE YEAR CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2019/2020-2023/2024
City Council
   Jeannie Bruins, Mayor
   Jeff Slowey, Vice Mayor
   Bret Daniels, Council Member
   Porsche Middleton, Council Member
   Steve Miller, Council Member

City Manager
   Christopher W. Boyd

City Attorney
   Ruthann Ziegler

Department Directors
   Ron Lawrence, Chief of Police
   Ronda Rivera, Assistant City Manager
   Rhonda Sherman, Community Services Director

CIP Development Staff
   Leslie Blomquist, Senior Civil/Traffic Engineer
   Regina Cave, Operations Manager
   Stuart Hodgkins, City Engineer
   Dirk Medema, Associate Civil Engineer
   Mary Poole, Operations Manager
I. Message from the City Manager

II. Summaries:
Capital Improvement Program – 5 Year Estimated Funding .............................................. 1
2-Year Budget Summary (FY’s 19/20 and 20/21) by Source ............................................. 2

III. Capital Projects, Plans and Programs
Advanced Traffic Management System (ATMS) .............................................................. 3
Amsell Court Storm Drain Improvements ................................................................. 5
Annual Accessibility and Drainage Improvements ....................................................... 7
Auburn Boulevard Complete Streets Revitalization ..................................................... 9
Bonita–Old Auburn Storm Drain Improvements ..................................................... 11
Carriage Drive-Lauppe Lane Safe Schools Corridor Plan ............................................. 13
Chula Vista Storm Drain Improvements ..................................................................... 15
Electric Greenway Trail Project .................................................................................... 17
Mariposa Avenue Safe Routes to School Phase 3 .................................................... 19
Mariposa Avenue Safe Routes to School Phase 4 ..................................................... 21
Mariposa-Sylvan Valley Storm Drain Improvements .................................................. 23
Minnesotta-Anderson-Canady Infiltration Basin and Storm Drain Impr. ................. 25
Multi-Modal Transportation Safety Program (MMTSP) ............................................ 27
Neighborhood Creek Bank and Riparian Corridor Restoration .............................. 29
Neighborhood Areas Drainage Mater Plans ............................................................ 31
Old Auburn Complete Streets Plan ............................................................................. 33
Pavement Restoration .................................................................................................. 35
Storm Drain Pipe Rehabilitation Program ............................................................... 37
Traffic Control, Neighborhood Safety, Accessibility & Walkability ....................... 39
Various Signalized Intersection Safety Improvements ............................................. 41
Wonder Street Storm Drain Improvements ............................................................. 43

IV. Descriptions of Funding Sources ................................................................................ 45
MESSAGE FROM THE CITY MANAGER
April 24, 2019

Honorable Chair and Members of the Planning Commission:

Attached hereto entails the City’s 5-Year Capital Improvement Program (CIP) for FY’s 2019/2020-2023/2024. In an effort to streamline the program and place more emphasis on capital improvements, the CIP now reflects only projects and programs that will result in capital construction/reconstruction projects or plan development. All other non-capital programs such as ongoing maintenance will remain in the City’s overall budget; however, are not included in the CIP. The CIP also reflects the City’s new two-year budget, which programs secured revenues for multi-year projects and programs. Although there are financial challenges to manage over the next number of years, strong financial policies and keen management have well-positioned us to explore possible solutions.

The CIP covers a five-year planning horizon, and is updated each year to reflect on-going changes. The document, prepared by City staff, is approved by the Planning Commission, and then submitted to the City Council for final adoption, along with the City’s annual budget. The Five-Year Plan does not appropriate funds, but rather functions as a budgeting and planning tool, supporting the actual appropriations made through adoption of the budget.

With regard to the CIP’s annual development, criteria used in prioritizing and including capital projects and programs include:

- Consistency with the City’s General Plan;
- Reflective of Council’s overall strategic goals;
- Programs and services directly benefitting residents;
- Direct benefit to neighborhoods;
- Support of economic development;
- Increases the City's capacity to provide services to residents;
- Program and project funding leveraged by external funding sources; and
- Consistency with the City's financial policies.
As previously mentioned, this year’s CIP contains only capital projects and programs, such as Auburn Boulevard Complete Streets – Rusch Park to the North City Limits; Mariposa Avenue Safe Routes to School Phases III and IV; Old Auburn Complete Streets Plan; our Pavement Restoration and Rehabilitation Program; Bonita/Old Auburn Storm Drain Improvements; and Mariposa/Sylvan Valley Way Storm Drain Improvements. These projects reflect ongoing engagement and collaboration between staff, residents, businesses and schools with a goal to deliver the best possible results for our community.

This year’s CIP update represents the City of Citrus Heights’ commitment to seek grant-funding opportunities by leveraging local dollars to help in the continued effort of delivering much needed infrastructure investments citywide. I look forward to continue working with the City Council in identifying and implementing new goals for reinvesting in our commercial base as well as our neighborhoods, and helping to promote Citrus Heights as a community to establish roots, for families and businesses.

Respectfully Submitted,

Christopher W. Boyd
City Manager
SUMMARIES
## 5-Year Estimated Funding

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Advanced Traffic Management</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Amsell Court Drainage Improvements</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>400,000</td>
<td>-</td>
<td>400,000</td>
</tr>
<tr>
<td>Annual Accessibility and Drainage Improvements</td>
<td>641,000</td>
<td>518,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,159,000</td>
</tr>
<tr>
<td>Auburn Boulevard Complete Streets</td>
<td>1,050,000</td>
<td>200,000</td>
<td>7,000,000</td>
<td>3,000,000</td>
<td>-</td>
<td>11,250,000</td>
</tr>
<tr>
<td>Bonita-Old Auburn Drainage Improvements</td>
<td>1,200,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,200,000</td>
</tr>
<tr>
<td>Carriage Drive-Lauppe Lane Safe Schools Corridor Plan</td>
<td>100,470</td>
<td>27,855</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>128,325</td>
</tr>
<tr>
<td>Chula Vista Storm Drain Improvements</td>
<td>-</td>
<td>1,000,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Electric Greenway Trail Project</td>
<td>381,750</td>
<td>2,959,000</td>
<td>3,143,000</td>
<td>-</td>
<td>-</td>
<td>6,483,750</td>
</tr>
<tr>
<td>Mariposa Avenue Safe Routes to School Phase 3</td>
<td>719,000</td>
<td>1,335,437</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,054,437</td>
</tr>
<tr>
<td>Mariposa Avenue Safe Routes to School Phase 4</td>
<td>265,000</td>
<td>2,046,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,311,000</td>
</tr>
<tr>
<td>Mariposa-Sylvan Valley Storm Drain Improvements</td>
<td>400,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>400,000</td>
</tr>
<tr>
<td>Minnesota-Anderson-Canady Infiltration Basin and Storm Drain Improvements</td>
<td>-</td>
<td>-</td>
<td>900,000</td>
<td>900,000</td>
<td>-</td>
<td>1,800,000</td>
</tr>
<tr>
<td>Multi-Modal Transportation Safety Program</td>
<td>107,000</td>
<td>266,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>133,000</td>
</tr>
<tr>
<td>Neighborhood Creek Bank and Riparian Corridor Restoration Program</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Neighborhood Areas Drainage Master Plans</td>
<td>100,000</td>
<td>150,000</td>
<td>100,000</td>
<td>150,000</td>
<td>1,250,000</td>
<td>1,750,000</td>
</tr>
<tr>
<td>Old Auburn Complete Streets Plan</td>
<td>64,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>64,000</td>
</tr>
<tr>
<td>Pavement Restoration</td>
<td>1,852,092</td>
<td>1,917,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,769,092</td>
</tr>
<tr>
<td>Storm Drain Pipe Rehabilitation Program</td>
<td>150,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
<td>1,150,000</td>
</tr>
<tr>
<td>Traffic Control, Neighborhood Safety, Accessibility and Walkability</td>
<td>30,000</td>
<td>30,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>60,000</td>
</tr>
<tr>
<td>Various Signalized Intersection Safety Improvements</td>
<td>680,600</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>680,600</td>
</tr>
<tr>
<td>Wonder Street Storm Drain Improvements</td>
<td>-</td>
<td>-</td>
<td>400,000</td>
<td>-</td>
<td>-</td>
<td>400,000</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>7,890,912</td>
<td>10,609,292</td>
<td>11,943,000</td>
<td>4,850,000</td>
<td>1,650,000</td>
<td>36,943,204</td>
</tr>
</tbody>
</table>
2-Year Budget Summary by Funding Source

<table>
<thead>
<tr>
<th>Projects</th>
<th>2019/2020</th>
<th>2020/2021</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Transportation Program Grant (390-738)</td>
<td>329,750</td>
<td>2,507,000</td>
<td>2,836,750</td>
</tr>
<tr>
<td>Community Development Block Grant Funds (264)</td>
<td>457,000</td>
<td>368,000</td>
<td>825,000</td>
</tr>
<tr>
<td>Gas Tax Funds (205)</td>
<td>100,000</td>
<td>100,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Highway Safety Improvement Program Grant (390-732)</td>
<td>439,740</td>
<td>-</td>
<td>439,740</td>
</tr>
<tr>
<td>Measure A Bicycle/Pedestrian Safety Funds (310)</td>
<td>174,628</td>
<td>437,000</td>
<td>611,628</td>
</tr>
<tr>
<td>Measure A Maintenance Funds (210)</td>
<td>300,000</td>
<td>300,000</td>
<td>600,000</td>
</tr>
<tr>
<td>Measure A Traffic Safety Funds (310)</td>
<td>128,860</td>
<td>99,709</td>
<td>228,569</td>
</tr>
<tr>
<td>Orangevale Park District (outside agency participation)</td>
<td></td>
<td>9,000</td>
<td>9,000</td>
</tr>
<tr>
<td>Park Impact Fees (265-674)</td>
<td>4,000</td>
<td>1,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Redflex Funds (100-21-191)</td>
<td>30,000</td>
<td>30,000</td>
<td>60,000</td>
</tr>
<tr>
<td>Roadway Impact Funds (262-671)</td>
<td>95,000</td>
<td>85,000</td>
<td>180,000</td>
</tr>
<tr>
<td>SACOG Bicycle/Pedestrian Grant (390-736)</td>
<td>304,518</td>
<td>565,531</td>
<td>870,049</td>
</tr>
<tr>
<td>SACOG Grant (390-739)</td>
<td>212,000</td>
<td>1,651,000</td>
<td>1,863,000</td>
</tr>
<tr>
<td>SACOG Regional Local Grant (390-734)</td>
<td>950,000</td>
<td>200,000</td>
<td>1,150,000</td>
</tr>
<tr>
<td>SB1 Local Partnership Program Funds (206-350)</td>
<td>123,000</td>
<td>299,000</td>
<td>422,000</td>
</tr>
<tr>
<td>SB1 Road Maintenance Rehabilitation Account Funds (206)</td>
<td>1,452,092</td>
<td>1,517,000</td>
<td>2,969,092</td>
</tr>
<tr>
<td>Stormwater Utility Funds (209)</td>
<td>2,375,424</td>
<td>2,180,270</td>
<td>4,555,694</td>
</tr>
<tr>
<td>Sustainable Communities Grant (390-737)</td>
<td>64,000</td>
<td>-</td>
<td>64,000</td>
</tr>
<tr>
<td>Sustainable Communities Grant (390-740)</td>
<td>100,470</td>
<td>27,855</td>
<td>128,325</td>
</tr>
<tr>
<td>Sustainable Communities Grant (390-741)</td>
<td>107,000</td>
<td>26,000</td>
<td>133,000</td>
</tr>
<tr>
<td>Transit Impact Funds (266-675)</td>
<td>30,000</td>
<td>-</td>
<td>30,000</td>
</tr>
<tr>
<td>Transportation Development Act Funds (212)</td>
<td>114,930</td>
<td>285,927</td>
<td>400,857</td>
</tr>
<tr>
<td>Tree Impact Fund (264-273)</td>
<td>35,000</td>
<td>-</td>
<td>35,000</td>
</tr>
</tbody>
</table>

| | 7,927,412 | 10,689,292 | 18,616,704 |
ADVANCED TRAFFIC MANAGEMENT SYSTEM (ATMS)

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
The ATMS was placed into operation in 2009 with a goal of overall transportation improvements for vehicles, pedestrians and bicycles along the Greenback and Sunrise corridors. Since then, the city has expanded the system to include segments of the Antelope and Auburn corridors. The desire is to get achieve complete synchronization capability of the 58 city-maintained signalized intersections. This requires upgrading operations of traffic signals to include updated hardware (controllers, cabinets, fiber equipment) capable of operating on ATMS. Achieving synchronization will help increase safety for all users with a goal to achieve signal coordination with surrounding jurisdictions.

Project Justification:
☒ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:
Ongoing program

Project Funding:
This ongoing program is funded with Measure A Traffic Safety funds at $50,000 per fiscal year.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>
AMSELL COURT STORM DRAIN IMPROVEMENTS

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Amsell Court

Project Description:
This project is identified as Problem Location No. 9 in the Neighborhood Areas 8, 9 and 10 Drainage Master Plan due to inadequate overland release. This project will consider options for capturing and conveying stormwater runoff via a detention basin and weir, or by replacing the existing 15-inch pipe with a 24-inch pipe.

Project Justification:
☐ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:
Project scheduled to construct in 2021/2022.

Project Funding:
This project will be funded with Stormwater Utility Funds.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td></td>
<td></td>
<td>400,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td>400,000</td>
<td></td>
</tr>
</tbody>
</table>
ANNUAL ADA ACCESSIBILITY AND DRAINAGE IMPROVEMENTS

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:

Federal and State regulations, such as the Americans with Disabilities Act (ADA) and Title 24, establish a mandate that all facilities open to the public are equally accessible. Many public facilities used for access to residences and businesses throughout the City were constructed prior to implementation of ADA and Title 24 requirements. In addition to addressing specific ADA related requests, the City actively makes investments that will improve overall walkability in neighborhoods throughout the City. This annual program focuses on reconstructing deficient curb access ramps and relocates storm drain inlets in conflict with ramp locations.

Project Justification:
☒ Address legal mandate
☒ City Council Strategic Goal
☐ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:
Project expected to advertise for construction Summer 2019 with construction scheduled for Fall 2019.

Project Funding:
This project is supported by Community Development Block Grant (CDBG) funds and Stormwater Utility funds. In addition, the City has an earmark of $123,000 in SB1 Local Partnership Program funds for FY 2019/2020. These funds are allocated on an annual basis; level of funding for 2020/2021 has not yet been determined. Total budgeted for 2019/2020 is $641,000; total for 2020/2021 is $518,000
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG (264)</td>
<td>368,000</td>
<td>368,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>STORMWATER (209)</td>
<td>150,000</td>
<td>150,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>SB1 LPP (206-350)</td>
<td>123,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>641,000</td>
<td>518,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
AUBURN BOULEVARD COMPLETE STREETS REVITALIZATION

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Plan/Master Plan Development

PROJECT LOCATION: Auburn Boulevard – Rusch Park to North City Limits

Project Description:
An important commercial corridor requiring priority attention from the City is the two-mile-long Auburn Boulevard corridor located in the north-central portion of the City. This project will continue the City’s Boulevard Plan by increasing accessibility, and walkability, improving the overall aesthetics to help increase overall economic value and investment for the businesses and community. The City is preparing for final design and has secured partial funding for construction. Final design will provide options for phasing.

Project Justification:
☒ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☒ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:
Final design efforts are in progress for 2019/2020; construction expected to commence in 2021/2022.

Project Funding:
Final design will be funded through an existing SACOG Regional/Local Program Gant, with local match from the Roadway Impact Fee fund and Stormwater Utility funds. Partial construction funds have been secured through SACOG, with local matching dollars expected to come from Stormwater Utility funds, the City’s Line of Credit, Measure A Bike/Ped Safety and Traffic Safety funds, and SMUD participation, pending final estimates and phasing of construction. The overall project funding needed for construction is approximately $21m.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Roadway Impact (262-671)</td>
<td>70,000</td>
<td>50,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater (209)</td>
<td>30,000</td>
<td></td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>SACOG Grant (390-734)</td>
<td>950,000</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SACOG Grant*</td>
<td></td>
<td></td>
<td>2,000,000</td>
<td>2,000,000</td>
<td></td>
</tr>
<tr>
<td>SACOG Grant ATP**</td>
<td></td>
<td></td>
<td>1,500,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SMUD Participation</td>
<td></td>
<td></td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Line of Credit</td>
<td></td>
<td></td>
<td>3,500,000</td>
<td>1,000,000</td>
<td></td>
</tr>
<tr>
<td>Measure A – Bike/Ped Safety (310)</td>
<td></td>
<td></td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Measure A – Traffic Safety (310)</td>
<td></td>
<td></td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
</tbody>
</table>

| EXPENDITURES              | 1,050,000 | 200,000   | 7,000,000*** | 3,000,000*** |

*SACOG Grant from Regional Local Program. Fund number TBD.
**SACOG Grant from Local ATP Program. Fund number TBD.
***Based on secured funding only.
**BONITA-OLD AUBURN STORM DRAIN UPROVESMENTS**

**PROJECT CATEGORY:**
- ☒ Infrastructure Design/Construction/Reconstruction
- ☐ Program/Master Plan Development

**PROJECT LOCATION: Bonita Way and Old Auburn Road**

**Project Description:**
This project is identified as Problem Location No. 11 in the Neighborhood Areas 8, 9 and 10 Drainage Master Plan. This project will install new storm pipe along Old Auburn and Bonita to provide proper conveyance of stormwater runoff and help reduce localized street flooding.

**Project Justification:**
- ☐ Address legal mandate
- ☒ City Council Strategic Goal
- ☒ Preserve Existing Assets
- ☒ Enhance Public Safety
- ☐ Provide incentive for Economic Redevelopment
- ☒ Priority Improvement for Designated Funding
- ☒ Project identified in approved Master Plan

**Project Status:**
Project scheduled to construct in 2019/2020.

**Project Funding:**
This project will be funded with Stormwater Utility Funds.
5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Utility (209)</td>
<td>1,200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,200,000</td>
</tr>
</tbody>
</table>
CARRIAGE DRIVE-LAUPPE LANE SAFE SCHOOLS CORRIDOR PLAN

PROJECT CATEGORY:
☐ Infrastructure Design/Construction/Reconstruction
☒ Program/Master Plan Development

PROJECT LOCATION: Carriage Drive, Lauppe Lane, and effected intersections

Project Description:
The City of Citrus Heights and San Juan Unified School District routinely receive concerns regarding safety along Lauppe Lane and Carriage Drive – a residential corridor connecting Antelope Road and Auburn Boulevard. This corridor, which provides access to three local schools, proves challenging during peak hours for student drop off and pick up times. The Plan will help to address the school-related transportation conditions, such as high peak vehicular, pedestrian, bicycle and parking demands, excessive speeds, midblock and uncontrolled pedestrian crossings, and ingress/egress issues. The Plan will also evaluate the intersections of Antelope and Lauppe; Auburn and Carriage; and portions of Auburn between Carriage and Sylvan Corners.

Project Justification:
☐ Address legal mandate
☐ City Council Strategic Goal
☐ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:
Project will continue public engagement and plan development through FY 2019/2020.

Project Funding:
The Carriage Drive and Lauppe Lane Safe Schools Corridor Plan will be funded with a Sustainable Communities grant from the California Department of Transportation. Matching dollars will be funded through staff time in-lieu.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sustainable Communities Grant (390-740)</td>
<td>100,470</td>
<td>27,855</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>100,470</td>
<td>27,855</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CHULA VISTA STORM DRAIN IMPROVEMENTS

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Chula Vista Drive

Project Description:
This project is identified as Problem Location No. 5 in the Neighborhood Areas 8, 9 and 10 Drainage Master Plan. This project proposes to replace an existing 15-inch outfall pipe with a 24-inch pipe to increase capacity and adequately convey stormwater to San Juan Creek.

Project Justification:
☐ Address legal mandate ☐ Provide incentive for Economic Redevelopment
☐ City Council Strategic Goal ☒ Priority Improvement for Designated Funding
☒ Preserve Existing Assets ☒ Project identified in approved Master Plan
☒ Enhance Public Safety

Project Status:
Project scheduled for construct in 2020/2021.

Project Funding:
This project will be funded with Stormwater Utility Funds.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td>1,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,000,000</td>
</tr>
</tbody>
</table>
**ELECTRIC GREENWAY TRAIL PROJECT**

**PROJECT CATEGORY:**
- ☒ Infrastructure Design/Construction/Reconstruction
- □ Program/Master Plan Development

**PROJECT LOCATION:** Areas 8, 9 and 10

**Project Description:**
In 2014, Council adopted the Creek Corridor Trail Project and directed staff to update the General Plan, Pedestrian Master Plan, and Bikeway Master Plan to incorporate Priority 1 (Highest Priority) projects into these documents. In 2016, staff applied for and received Regional ATP funding for the Preliminary Design and Environmental documentation of the project. In 2017, the city applied for and received ATP SB1 Augmentation funding for the Final Design and Construction of the project. The Electric Greenway is a 2.9 mile multi-use trail between Sunrise Blvd and Wachtel Way following an existing SMUD corridor, connecting seven parks, several schools, and the Sunrise Marketplace. This project will also address drainage issues identified in the Area 8, 9 and 10 Drainage Master Plan specific to Blayden Court, which backs up to the proposed trail.

**Project Justification:**
- □ Address legal mandate
- ☒ City Council Strategic Goal
- □ Preserve Existing Assets
- □ Enhance Public Safety
- □ Provide incentive for Economic Redevelopment
- ☒ Priority Improvement for Designated Funding
- □ Project identified in approved Master Plan

**Project Status:**
Project will continue public engagement and design efforts through 2019/2020. Construction is scheduled to commence in 2020/2021.
**Project Funding:**
This project is funded by an Active Transportation Program grant, utilizing federal and state grant funds. Matching funds are derived from Measure A Bike/Ped Safety, Stormwater Utility funds, City Staff time in-lieu and contributions by Sunrise Recreation and Park District (SRPD) and Orangevale Recreation and Park District (ORP).

### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ATP Grant – Regional (390-738)</td>
<td>56,750</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ATP Grant – State/Federal SB1</td>
<td>273,000</td>
<td>2,507,000</td>
<td>3,086,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(TBD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measure A – Bike/Ped Safety</td>
<td>41,000</td>
<td>42,000</td>
<td>47,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(310)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Orangevale Park District</td>
<td></td>
<td></td>
<td></td>
<td>9,000</td>
<td>11,000</td>
</tr>
<tr>
<td>Park Impact Fees (265-674)</td>
<td>4,000</td>
<td>1,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater fund (209)</td>
<td>3,500</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Mitigation (264-673)</td>
<td>3,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| EXPENDITURES                    | 381,750   | 2,959,000 | 3,143,000 |           |           |
MARIPOSA AVENUE SAFE ROUTES TO SCHOOL PHASE 3

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Mariposa Avenue – Northridge to Eastgate

Project Description:
Mariposa Avenue between Greenback Lane and Madison Avenue is identified as a priority Safe Routes to School project. The Phase 3 project will continue the larger vision by completing the pedestrian/bicycle infrastructure between Skycrest Elementary and San Juan High schools and along Farmgate Avenue linking the schools to each other and to the neighborhoods to the east. Improvements will include enhanced drainage facilities, new sidewalk, curb/gutter, and ADA ramps, safety lighting, street resurfacing, and pavement striping.

Project Justification:
☒ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:
Construction efforts will continue into FY 2019/2020, with expected completion by Fall 2020.

Project Funding:
This project received a SACOG Bike & Pedestrian Grant. Additional funding derived from TDA Bike/Ped funds, Measure A Bike/Ped Safety and Traffic Safety programs, Stormwater Utility funds, Roadway Impact Fee funds, and SB1 Local Partnership Program (LPP) funds. Total project cost is $2,054,437.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Measure A – Bike/Ped Safety (310)</td>
<td>79,628</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measure A – Traffic Safety (310)</td>
<td>-</td>
<td>19,709</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway Impact (262-671)</td>
<td>25,000</td>
<td>35,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SACOG Bike/Ped Grant (390-736)</td>
<td>304,518</td>
<td>565,531</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SB1 LPP (206-350)</td>
<td>-</td>
<td>299,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td>241,924</td>
<td>130,270</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDA Bike/Ped Funds (212)</td>
<td>67,930</td>
<td>285,927</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| EXPENDITURES                        | 719,000   | 1,335,437 |           |           |           |
MARIPOSA AVENUE SAFE ROUTES TO SCHOOL PHASE 4

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Mariposa Avenue between Skycrest Elementary and Madison Avenue

Project Description:
Mariposa Avenue between Greenback Lane and Madison Avenue is identified as a priority Safe Routes to School project. The Phase 4 project will continue the larger vision by completing the pedestrian/bicycle infrastructure on the east and west sides of Mariposa Avenue between Skycrest Elementary and Madison Ave. Improvements include new sidewalk, curb/gutter, and ADA ramps, safety lighting, street resurfacing, and pavement striping including bike lanes.

Project Justification:
☒ Address legal mandate
☐ Provide incentive for Economic Redevelopment
☐ City Council Strategic Goal
☒ Priority Improvement for Designated Funding
☐ Preserve Existing Assets
☒ Project identified in approved Master Plan
☒ Enhance Public Safety

Project Status:
Public outreach and design efforts, including right of way, will continue through 2019/2020. Constructed is planned for 2020/2021.

Project Funding:
This project is funded by an Active Transportation Program grant, utilizing state grant funds. Matching funds derived from Measure A – Bike/Ped Safety.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measure A –</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bike/Ped Safety (310)</td>
<td>54,000</td>
<td>395,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SACOG ATP Grant (390-739)</td>
<td>212,000</td>
<td>1,651,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>265,000</td>
<td>2,046,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Mariposa Avenue and Sylvan Valley Way

Project Description:
This project is identified as Problem Location No. 10 in the Neighborhood Areas 8, 9 and 10 Drainage Master Plan. This project will install new storm pipe along Mariposa Avenue and Sylvan Valley Way to help capture stormwater runoff and reduce localized street flooding.

Project Justification:
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Address legal mandate
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:

Project Funding:
This project will be funded with Stormwater Utility Funds.
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MINNESOTA, ANDERSON AND CANADY INFILTRATION BASINS AND STORM DRAIN IMPROVEMENTS

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Minnesota Drive, Anderson Lane and Canady Lane

Project Description:
This project is identified as Problem Location No. 12 in the Neighborhood Areas 8, 9 and 10 Drainage Master Plan. This project proposes to replace and upsize existing pipes for greater capacity and to help adequately convey 100-year peak flow. The project will also create new detention basins, overland release structures, and construct new curb and gutter and/or roadside ditches.

Project Justification:
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:

Project Funding:
This project will be funded with Stormwater Utility Funds.
5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td>900,000</td>
<td>900,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>900,000</td>
<td>900,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROJECT CATEGORY:
☐ Infrastructure Design/Construction/Reconstruction
☒ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
The General Services Department regularly receives requests for new signs, striping, crosswalks, speed humps, traffic calming and traffic enforcement. Most requests are in response to concerns of vehicle speeds and right-of-way violations on residential roadways. The city’s 2001 Neighborhood Traffic Management Program (NTMP) is outdated and inadequate to effectively evaluate and prioritize the requests. The MMTSP will replace the NTMP, through a robust community engagement process to develop an updated program to address and prioritize neighborhood safety concerns using Complete Streets principles with Sustainable Communities Strategy guidelines shaping the final product.

Project Justification:
☐ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:
Project will continue public outreach and plan development through 2020/2021.

Project Funding:
The MMTSP will be funded with a Sustainable Communities grant from the California Department of Transportation. Matching dollars will be provided through City Staff time in-lieu.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sustainable Communities Grant (390-741)</td>
<td>107,000</td>
<td>26,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>107,000</td>
<td>26,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NEIGHBORHOOD CREEK BANK AND RIPARIAN CORRIDOR
RESTORATION

PROJECT CATEGORY:
☐ Infrastructure Design/Construction/Reconstruction
☒ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
There are over 26 miles of creek corridors within the city of Citrus Heights. These creek corridors include natural creek channels, partially engineered channels and full-engineered channels. Throughout the city, the natural creek channels in particular have areas with eroded banks, invasive species, and endangered species habitats. Because each creek area has unique challenges, this program will focus on collaboration with other regulatory agencies and surrounding residents to sustainably manage the riparian corridor based on neighborhood priorities.

Project Justification:
☐ Address legal mandate
☐ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:
This program is ongoing.

Project Funding:
This project will be funded with Stormwater Utility Funds.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th>REVENUES</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Utility (209)</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td>EXPENDITURES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD AREAS DRAINAGE MASTER PLANS

PROJECT CATEGORY:

☐ Infrastructure Design/Construction/Reconstruction
☒ Program/Master Plan Development

PROJECT LOCATION: Neighborhood Areas 1 through 5 and 11

Project Description:
The fundamental goal of the Neighborhood Areas Drainage Master Plans is to address current and future drainage needs within the City’s 11 neighborhood areas and develop a capital improvement program to address the findings. The final product of the study will guide the City in effectively addressing drainage issues, and where cost-effective provide guidance on improving stormwater quality. These are the last six neighborhood areas to be studied, and will be divided into 2 groups; Areas 4, 5 & 11, and Areas 1, 2, & 3. Future CIP will include projects resulting from these last two Drainage Master Plans.

Project Justification:

☐ Address legal mandate
☐ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Development
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:
Consultant services will be procured in late 19/20 to begin public outreach and field review in 20/21.

Project Funding:
This program will be funded with by Stormwater Utility Funds.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stormwater Utility (209)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td>100,000</td>
<td>150,000</td>
<td>100,000</td>
<td>150,000</td>
<td>1,250,000*</td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td>100,000</td>
<td>150,000</td>
<td>100,000</td>
<td>150,000</td>
<td>1,250,000*</td>
</tr>
</tbody>
</table>

*Anticipated first-year plan implementation project(s) for areas 4, 5, and 11.*
PROJECT CATEGORY:

☐ Infrastructure Design/Construction/Reconstruction
☒ Program/Master Plan Development

PROJECT LOCATION: **Old Auburn Road Corridor – Sylvan Corners to Garry Oak Drive**

**Project Description:**
The Old Auburn Road Complete Streets Plan will address challenging transportation conditions including excessive speeds, skewed intersections, inadequate bicycle, pedestrian and transit infrastructure, and a history of collisions along nearly 2-miles of Old Auburn Road. The Plan will evaluate existing conditions, identify collision trends and deficiencies and develop Complete Streets solutions to address the concerns and increase safety, convenience and efficiency for all users.

**Project Justification:**
☐ Address legal mandate
☐ Provide incentive for Economic Redevelopment
☐ City Council Strategic Goal
☒ Priority Improvement for Designated Funding
☐ Preserve Existing Assets
☒ Enhance Public Safety
☐ Project identified in approved Master Plan

**Project Status:**
Project will continue public engagement and plan development through 2019/2020.

**Project Funding:**
A Sustainable Communities Grant will fund the project. An 11.47% local match is required which will be met with city staff time for 2019/2020.
### 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Communities (737)</td>
<td>64,000</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXPENDITURES</td>
<td>64,000</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PAVEMENT RESTORATION PROGRAM

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
Under the City’s Pavement Management System (PMS), streets are resurfaced to improve ride quality and avoid costly future reconstruction. The systematic approach takes the results of visual field evaluations of each street and, using specialized computer software, rates and categorizes the streets by an overall condition index. Use of the structured PMS approach in conjunction with staff inspection, permits the City to schedule resurfacing projects and ultimately extend the service life of a street’s pavement.

Project Justification:
☐ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☐ Project identified in approved Master Plan

Project Status:

Project Funding:
The City’s pavement restoration program will be funded with SB1 Road Maintenance Rehabilitation Account (RMRA) funds, as well as Measure A Maintenance and Gas Tax Funds.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Tax (205)</td>
<td>100,000</td>
<td>100,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Measure A</td>
<td>300,000</td>
<td>300,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Maintenance (210)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SB1 RMRA (206)</td>
<td>1,452,092</td>
<td>1,517,000*</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>1,852,092</td>
<td>1,917,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Estimate only. Projections from the State are provided on annual basis.
STORM DRAIN PIPE REHABILITATION PROGRAM

PROJECT CATEGORY:
- Infrastructure Design/Construction/Reconstruction
- Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
The majority of the existing storm drainpipe system was constructed prior to the City’s incorporation. The system was constructed utilizing a series of pipe materials including concrete, plastic, and metal. Due to age and corrosivity of the soils, some of the storm drain pipes have degraded to a point where extensive maintenance or replacement is necessary. The purpose of this project is to identify degraded storm drainpipes throughout the City that have failed or are nearing the end of their useful life. The identified storm drainpipes will either be rehabilitated in their existing location or realigned to a location that is more cost effective.

Project Justification:
- Address legal mandate
- City Council Strategic Goal
- Preserve Existing Assets
- Enhance Public Safety
- Provide incentive for Economic Redevelopment
- Priority Improvement for Designated Funding
- Project identified in approved Master Plan

Project Status:
On-going. This program is an extension of the City’s proactive stormwater maintenance program. As storm pipes tv’d (camera inspected), locations for repairs or replacements will be programmed.

Project Funding:
This program will be funded by Stormwater Utility Funds.
5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility</td>
<td>150,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>150,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
<td>250,000</td>
</tr>
</tbody>
</table>
TRAFFIC CONTROL, NEIGHBORHOOD SAFETY, ACCESSIBILITY and WALKABILITY

PROJECT CATEGORY:
- ☒ Infrastructure Design/Construction/Reconstruction
- ☐ Program/Master Plan Development

PROJECT LOCATION: Citywide

Project Description:
Minor capital improvement projects to enhance corridor and neighborhood traffic safety, accessibility and walkability. This project is intended to address all users of the transportation system, not just vehicles. Improvements will include corridor safety studies, as well as corridor, roadway and traffic safety improvements. Striping, channelization, roadway geometrics, median installations and enhancements, and access management are all part of this program. Community education, engagement and traffic enforcement are incorporated in all aspects of this program. This program will continue to support improvements overall traffic safety, accessibility and walkability needs, as well as those to be addressed in other transportation and multi-modal plans.

Project Justification:
- ☒ Address legal mandate
- ☐ City Council Strategic Goal
- ☐ Preserve Existing Assets
- ☒ Enhance Public Safety
- ☐ Provide incentive for Economic Redevelopment
- ☐ Priority Improvement for Designated Funding
- ☐ Project identified in approved Master Plan

Project Status:
Ongoing program to address citywide pedestrian, bicycle and traffic safety concerns.

Project Funding:
This program is funded by Measure A Traffic Safety funds and Redflex funds for 2019/2020 and 2020/2021.
## 5-YearProjected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measure A - Traffic Safety (310)</td>
<td>30,000</td>
<td>30,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Redflex Funds (100-21-191)</td>
<td>30,000</td>
<td>30,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td>60,000</td>
<td>60,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>
VARIOUS SIGNALIZED INTERSECTION SAFETY IMPROVEMENTS

PROJECT CATEGORY:
☑ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Signalized intersections citywide including Auburn/Greenback intersection for pedestrian fencing

Project Description:
The City operates and maintains 61 signalized intersections, most of which were installed many years ago. Since taking over the operations and maintenance of the signal system, the city has been actively upgrading the signals to include countdown pedestrian indications and larger size vehicle indications as various capital improvement and maintenance projects permit. This project will upgrade all remaining locations. This project will also install pedestrian median fencing, within the existing raised medians, along three legs of the intersection of Greenback & Auburn, forcing pedestrians to utilizing the signalized crossings. Curb ramps and push button upgrades are also included at two intersections along Sunrise.

Project Justification:
☑ Address legal mandate
☐ Provide incentive for Economic Redevelopment
☑ City Council Strategic Goal
☑ Priority Improvement for Designated Funding
☐ Preserve Existing Assets
☐ Project identified in approved Master Plan
☑ Enhance Public Safety

Project Status:
Project is expected to construct late Summer 2019.

Project Funding:
This project is funded by a Highway Safety Improvement Program (HSIP) grant. Additional funds for matching and augmentation will come from Measure A Capital Traffic Safety funds, and Community Development Block Grant (CDBG) Funds.
5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG (264)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>89,000</td>
</tr>
<tr>
<td>HSIP Grant (390-732)</td>
<td></td>
<td>439,740</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Measure A – Traffic Safety 310)</td>
<td></td>
<td>48,860</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDA (212)</td>
<td></td>
<td>47,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit Impact (266-675)</td>
<td></td>
<td>30,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| EXPENDITURES                      |           |           |           |           | 680,600   |

2019/2020-2023/2024 CIP PROJECT WORKSHEET
WONDER STREET STORM DRAIN IMPROVEMENTS

PROJECT CATEGORY:
☒ Infrastructure Design/Construction/Reconstruction
☐ Program/Master Plan Development

PROJECT LOCATION: Wonder Street

Project Description:
This project will install new storm pipe along Wonder Street to help capture stormwater runoff and reduce localized street flooding.

Project Justification:
☒ Address legal mandate
☒ City Council Strategic Goal
☒ Preserve Existing Assets
☒ Enhance Public Safety
☐ Provide incentive for Economic Redevelopment
☒ Priority Improvement for Designated Funding
☒ Project identified in approved Master Plan

Project Status:
Project scheduled for construct in 2022/2023.

Project Funding:
This project will be funded with Stormwater Utility Funds.
## 5-Year Projected Revenue and Expenditure Plan

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>REVENUES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Utility (209)</td>
<td>400,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXPENDITURES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>400,000</td>
</tr>
</tbody>
</table>

- Stormwater Utility (209) has projected revenues of $400,000 for the years 2019/2020 and 2020/2021, with an expenditure of $400,000 in 2023/2024.
DESCRIPTIONS OF FUNDING SOURCES
Descriptions of Funding Sources

- **Active Transportation Program**
  Created in 2013, the ATP consolidated pre-existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School (SR2S), into a single program with a focus to make California a national leader in active transportation. The ATP is administered by the Division of Local Assistance, Office of Active Transportation and Special Programs.

- **Community Design Funding Program (SACOG)**
  The Community Design Funding Program is intended to provide financial assistance to local government agencies that seek to implement physical development that is consistent with SACOG's Blueprint Principles. Approximately every two years, SACOG accepts applications for projects from cities, counties, transit districts and air districts from Sacramento, Sutter, Yolo and Yuba Counties.

- **Community Development Block Grant Funds (CDBG)**
  These federal funds are distributed to the City on an annual basis. The City receives approximately $670,000 per year. The funds are used to support capital projects such as park improvements and sidewalks. Other projects the City has used the funds for include: loans to modest income families for rehabilitation, Habitat for Humanity projects and public services such as senior nutrition.

- **Development Impact Fees**
  Development Impact Fees, including Roadway, Transit and Park Facilities, Drainage, Low Income Housing, Fire Capital, and Tree Preservation Fees, are fees paid by a developer/development project to pay for the cost of providing the facilities necessary to accommodate growth. The costs of projects needed to support growth are financed with impact fees based on a measurement of a development’s impact on future needs. The purpose of these fees is to fund the cost of roadway, transit and park facilities required due to the type(s) of development designated in the General Plan.

- **Gas Tax**
  Administered by the State Board of Equalization, this is an 18 cent per gallon tax on fuel used to propel a motor vehicle or aircraft. Use of the revenue is for research, planning, improvement, maintenance, and operation of public streets and highways or public mass transit.

- **Highway Safety Improvement Program (HSIP)**
  The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), which was signed into law on August 10, 2005, established the Highway Safety Improvement Program (HSIP) as a core Federal-aid program. The overall purpose of this
program is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads through the implementation of infrastructure-related highway safety improvements. The specific provisions pertaining to the HSIP are defined in Section 1401 of SAFETEA-LU which amended Section 148 of Title 23, United States Code (23 USC 148) to incorporate these provisions. These provisions are still in effect due to Continuing Resolutions passed by Congress during Federal Fiscal Year 2009/10.

- **Line of Credit**
  City’s line of credit.

- **Local Regional Funding (SACOG)**
  Every two years, SACOG conducts a programming round to allocate funds to projects based on apportionments of regional Congestion Mitigation and Air Quality (CMAQ), Regional Surface Transportation Program (RSTP), and State Transportation Improvement Program (STIP) funds. These funds are programmed through the Air Quality, Bicycle & Pedestrian, Community Design, Transportation Demand Management (TDM) and Regional/Local funding programs.

- **Measure A**
  This funding source is derived from a ½ cent sales tax imposed in the Sacramento County, administered by the Sacramento Transportation Authority and distributed to incorporated cities and unincorporated Sacramento County to fund specific transportation maintenance and projects. Measure A included three ongoing programs - Traffic Safety, Bicycle/Pedestrian Safety and Maintenance funds. Additionally, there is a capital component to help fund large capital improvement projects identified in the Countywide Transportation Expenditure Plan.

- **Redflex Funds**
  This funding source is derived from the city’s red light camera program. These funds help to support pedestrian and traffic safety improvements throughout the city.

- **Road Maintenance Rehab Funds (SB1)**
  Funds derived from the 2017 Gas Tax increase that will be collected, and distributed to agencies in conjunction with the SB1 Transportation Bill. These funds are flexible and can be used for maintenance, capital or a combination of both and can also be leveraged to secure additional federal and/or state grants.

- **SB1 Local Partnership Program (LPP)**
  These funds are derived from SB1 and are set aside specifically for Self-Help agencies (agencies with a transportation tax). A portion of the set aside is distributed by formula, with the remaining set aside designated for competitive grants to eligible Self-Help agencies.
- **Storm Water Utility Funds**
  Funds collected by Sacramento County as a per-parcel fee. These fees fund storm pipe maintenance, replacement, installation, creek maintenance and associated activities to convey and preserve storm water and creeks.

- **Sustainable Communities Grant – Cal Trans Planning Grant Program**
  Funds to encourage local and regional planning that furthers state goals, including, but not limited to, the goals and best practices cited in the Regional Transportation Plan Guidelines adopted by the California Transportation Commission.

- **TBD**
  Funding source to be determined.

- **Transportation Development Act (TDA)**
  TDA is one of the major funding sources for public transit in California. The TDA provides two funding sources, the Local Transportation Fund (LTF) and the State Transit Assistance Fund (STA). The LTF is derived from a ¼ cent of the 7½% general statewide sales tax. This ¼ cent sales tax is returned to every county in the State from where the tax was collected. The STA is derived from sales tax on gasoline and diesel fuel. Fifty percent of the STA funds are allocated according to population, while the other fifty-percent is allocated according to the ratio of the total public transit revenues that were generated in each area during the prior fiscal year. TDA funds may be used for street and road projects provided all reasonable transit needs have been met.