



AGENDA
JULY 18, 2018 - 7:00 PM
CITY OF CITRUS HEIGHTS
SPECIAL PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

2. ROLL CALL

Commission Members: Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer, Weiland

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 Minutes for April 25, 2018 and June 13, 2018

Documents:

[DRAFT MINUTES 04-25-18DOC.PDF](#)
[DRAFT MINUTES M06-13-18DOC.PDF](#)

6. PUBLIC HEARING

a. TENTATIVE PARCEL MAP - 7320 WOODSIDE DRIVE:

This project proposes to create two (2) parcels from a single parcel placing each of the existing single-family homes onto its own lot. The project also includes a minor lot line adjustment for an adjoining parcel. Project Planner: Alison Bermudez

Documents:

[STAFF REPORT WOODSIDE DRIVE PARCEL MAP.PDF](#)
[ATTACHMENT 1 WOODSIDE DR PARCEL MAP.PDF](#)
[ATTACHMENT 2 REVISED TPM_WOODSIDEDR.PDF](#)

b. MITCHELL FARMS SUBDIVISION - 7925 ARCADIA DRIVE:

The applicant is requesting approval to develop a 56+ acre project with 260 homes and trail/park uses. The applicant is requesting approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit and Tree Permit. The applicant is also requesting certification of an Environmental Impact Report. Project Planner: Colleen McDuffee

Documents:

MITCHELL STAFF REPORT.PDF
ATTACHMENT 1 VICINITY MAP.PDF
ATTACHMENT 2 RESOLUTION FOR CERTIFYING EIR.PDF
EXHIBIT A TO ATTACHMENT 2 COMBINED FEIR 062818.PDF
EXHIBIT A-1 TO ATTACHMENT 2 DRAFT EIR COMBINED.PDF
EXHIBIT B TO ATTACHMENT 2 CEQA FINDINGS .PDF
EXHIBIT C TO ATTACHMENT 2 MMRP.PDF
ATTACHMENT 3 RESOLUTION FOR APPROVING PROJECT.PDF
EXHIBIT A TO ATTACHMENT 3 GPA.PDF
EXHIBIT B TO ATTACHMENT 3 CONDITIONS OF APPROVAL.PDF
ATTACHMENT 4 REZONEEXHIBIT.PDF
ATTACHMENT 5 REZONE - MITCHELL FARMS SPA.PDF
ATTACHMENT 6 MITCHELL FARMS SPA.PDF
ATTACHMENT 7 COLOR LAND USE EXHIBIT (UPDATED).PDF
ATTACHMENT 8 TENTATIVE SUBDIVISION MAP (5 SHEETS).PDF
ATTACHMENT 9 PRELIM GRADING AND UTILITY PLAN (5 SHEETS).PDF
ATTACHMENT 10 PHASING PLAN.PDF
ATTACHMENT 11 TRANSPORTATION IMPACT STUDY.PDF
ATTACHMENT 12 FOCUSED TRANSP EVALUATION.PDF
ATTACHMENT 13 EASEMENT.PDF
ATTACHMENT 14 PARKING TRASH EXHIBIT-SHEETS 1-3.PDF
ATTACHMENT 15 ARCHITECTURAL.PDF
ATTACHMENT 16 EXCLUSIVE USE EXHIBIT_PASEO PRODUCT_LTR
(2).PDF
ATTACHMENT 17 PRELIM LANDSCAPE PLANS.PDF
ATTACHMENT 18 PRELIMINARY ARBORIST REPORT.PDF
ATTACHMENT 19 TREE EXHIBIT.PDF
ATTACHMENT 20 GHG COMPONENTS.PDF
ATTACHMENT 21 LETTER FROM AREA 9 NANCY GRAHAM DATED JUNE
18 2018 UPDATED 6-27-18.PDF

7. REGULAR CALENDAR

None

8. ADJOURNMENT

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

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

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

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

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at or prior to, this public hearing".

