

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Thursday, August 23, 2018
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA**

CALL REGULAR MEETING TO ORDER

The regular council meeting was called to order at 7:00 p.m.

1. The Flag Salute was led by Christian Sadar.
2. Roll Call: Council Members present: Daniels, Fox, Slowey, Bruins, Miller
Council Members absent: None
Staff present: Boyd, Cooley, Kempenaar, McDuffee, Van, Ziegler
and department directors.
3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Slowey, seconded by Vice Mayor Bruins, the City Council approved the agenda.

AYES: Daniels, Fox, Slowey, Bruins, Miller
NOES: None
ABSENT: None

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming the Month of September 2018 as Prostate Cancer Awareness Month

Mayor Miller read a proclamation proclaiming the month of September as Prostate Cancer Awareness Month.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Fox attended Hot August Bites, the Sacramento Metro Fire 2x2 meeting and Neighborhood Association Area 11's ice cream social. He also attended Luxury Fades grand opening. He provided an update from Sacramento Metropolitan Air Quality board meeting and announced the upcoming Citrus Heights Police Foundation kick-off fundraiser raffle.

Council Member Daniels had questions about a pothole located at 7000 Henning Drive.

Council Member Slowey had no comments or updates.

Vice Mayor Bruins provided an update from the Police Activities League board meeting and the Education 2x2 meeting. She announced that on August 25, the Police Activities League is hosting a

free swim party event. She also announced that on November 3, the Homeless Assistant Resource Team is hosting a spaghetti feed fundraiser.

Mayor Miller provided an update from Regional Transit board meeting. He announced the Citrus Heights Marching Band 2018 Fall Yard Sale from August 24 – September 3.

PUBLIC COMMENT

Arthur Ketterling requested the Citrus Heights Messenger Newspaper be delivered more frequently.

CONSENT CALENDAR

5. **SUBJECT:** Approval of Minutes
 RECOMMENDATION: Approve the Minutes of the Regular Meeting of Thursday, August 9, 2018.

6. **SUBJECT:** Approval of the Final Subdivision Map for Northridge Grove
 STAFF REPORT: R. Sherman / S. Hodgkins / A. Flores
 RECOMMENDATION: Adopt Resolution No. 2018-090; A Resolution of the City Council of the City of Citrus Heights, California, Approving the Final Subdivision Map for Northridge Grove

7. **SUBJECT:** 2018 Accessibility and Drainage Improvement Project
 Award of Contract - City PN 20-18-004
 STAFF REPORT: R. Sherman / S. Hodgkins
 RECOMMENDATION: Adopt Resolution No. 2018-091; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the 2018 Accessibility and Drainage Improvement Project.

8. **SUBJECT:** Highland - Rinconada Drainage Improvements Project
 Reject Bids and Authorize Staff to Re-Bid
 STAFF REPORT: R. Sherman / S. Hodgkins
 RECOMMENDATION: Adopt Resolution No. 2018-092; A Resolution of the City Council of the City of Citrus Heights, California, Rejecting Bids for Construction of the Highland-Rinconada Drainage Improvements Project and Authorizing the Release of a Revised Bid Package

9. **SUBJECT:** Mariposa Avenue Safe Routes to School Phase 3 Project
 Reject Bids and Authorize Staff to Re-Bid
 STAFF REPORT: R. Sherman / S. Hodgkins
 RECOMMENDATION: Adopt Resolution No. 2018-093; A Resolution of the City Council of the City of Citrus Heights, California, Rejecting Bids for Construction of the Mariposa Avenue Safe Routes to School Phase 3 Project and Authorizing the Release of a Revised Bid Package

10. **SUBJECT**: Old Auburn Road Complete Streets Plan Award of Contract for Professional Services to Fehr & Peers
STAFF REPORT: R. Sherman / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2018-094; A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a Contract with Fehr & Peers to Provide Professional Services for the 'Old Auburn Road Complete Streets Plan'

ACTION: On a motion by Council Member Slowey, seconded by Vice Mayor Bruins, the City Council adopted Consent Calendar Items 5, 6, 7, 8, 9 and 10.

AYES: Daniels, Fox, Slowey, Bruins, Miller
 NOES: None
 ABSENT: None

PUBLIC HEARING

11. **SUBJECT**: Mitchell Farms Project – 7925 Arcadia Drive
STAFF REPORT: R. Sherman / C. McDuffee / C. Kempenaar
RECOMMENDATION: Staff Recommend the City Council Adopt the Following:
- a. Adopt Resolution No. 2018-095; A Resolution of the City of Citrus Heights Certifying an Environmental Impact Report, Approving CEQA Findings, and Adopting a Mitigation Monitoring and Reporting Program
 - b. Adopt Resolution 2018-096; A Resolution of the City of Citrus Heights Adopting a General Plan Amendment, and Approving a Tentative Map, Design Review Permit and Tree Permit
 - c. Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance 2018 - 002; An Ordinance of the City of Citrus Heights, California, Amending Article 5, Chapter 106.50 of the Zoning Ordinance, Concerning Special Planning Areas

Planning Manager McDuffee introduced the proposed Mitchell Farms project that will develop 56 acres of land into a residential project consisting of 260 homes. In addition to the homes, a 23-acre open space area will contain a passive open space area, two mini park areas and two picnic areas. The 260 single-family homes will be divided into five different villages, with a twelve unit per acre density. The project will consist of three housing product types, traditional single family homes, patio homes and paseo homes. The southern end of the project will be accessed off Arcadia Drive and the northern part of the project will be accessed by a new public street off Fair Oaks Boulevard. There will be a pedestrian bridge through the open space, connecting the north and south sides of the project for pedestrians and bicyclists. She provided an overview of the application, which included the design review, tree mitigation, and the final environmental improvement report.

Senior Planner Kempenaar provided an overview of the open space area that will include a 10 foot wide multi-use trail that will connect between Sunrise Boulevard and Fair Oaks Boulevard. There is a series of smaller trails that provide connectivity to the villages to provide access to the main

trail. He said the Project requires a Tree Permit as it proposes to remove 1,048 trees. Mitigation for the loss of trees includes the planting of over 2,000 trees throughout the Project site.

Katherine Waugh with Dudek gave an overview of the California Environmental Quality Act (CEQA) process for this Project. The intent of CEQA is to make sure that the public and the city's decision makers have a clear understanding of the environmental effects of the proposed Project. CEQA requires that in order to certify an EIR and approve a project, the Council must adopt Findings of Fact and a Mitigation Monitoring Reporting plan.

Fred Choa with Fehr & Peers gave an overview of the Transportation Impact Analysis for 12 intersections near the Project. Traffic impacts were analyzed under existing conditions under cumulative conditions.

Council comments and questions followed.

Mayor Miller opened the public hearing at 8:30 p.m.

Public Comment

The applicant Kevin Webb, with Watt Communities, said they have crafted a new community focusing on high quality, livability, and access to surrounding amenities.

Kathilynn Carpenter on behalf of Sunrise MarketPlace spoke in support of the Mitchell Farms project.

Nancy Graham expressed concerns regarding parking throughout the community and suggested the parks be private to residents only.

Norman Hill suggested requiring fireproof materials be used for roofs of the homes as well as raising ground floor levels from two feet to four feet about the 100-year flood line

Mayor Miller closed the public hearing at 8:51 p.m.

ACTION: On a motion by Council Member Slowey, seconded by Council Member Daniels, the City Council adopted Resolution No. 2018-095; A Resolution of the City of Citrus Heights Certifying an Environmental Impact Report, Approving CEQA Findings, and Adopting a Mitigation Monitoring and Reporting Program.

AYES: Daniels, Fox, Slowey, Bruins, Miller
NOES: None
ABSENT: None

ACTION: On a motion by Council Member Slowey, seconded by Council Member Daniels, the City Council adopted Resolution 2018-096; A Resolution of the City of Citrus Heights Adopting a General Plan Amendment, and Approving a Tentative Map, Design Review Permit and Tree Permit, subject to the findings and conditions of approval contained in the staff report, as amended as follows:

1. Modify Tentative Map Condition of Approval 23 (l) to include, "The post development traffic analysis shall also determine whether a merge lane or other improvement is required along Fair Oaks Boulevard, for traffic that exits the subdivision and heads south toward Greenback Lane."
2. Modify Tentative Map Condition of Approval 15 to include, "A masonry wall shall be provided along property lines where residential uses adjoin commercial uses."

AYES: Daniels, Fox, Slowey, Bruins, Miller
 NOES: None
 ABSENT: None

ACTION: On a motion by Council Member Slowey, seconded by Council Member Daniels, the City Council Introduced for First Reading, Read by Title Only and Waived the Full Reading of Ordinance 2018 - 002; An Ordinance of the City of Citrus Heights, California, Amending Article 5, Chapter 106.50 of the Zoning Ordinance, Concerning Special Planning Areas.

AYES: Daniels, Fox, Slowey, Bruins, Miller
 NOES: None
 ABSENT: None

REGULAR CALENDAR

None

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

City Manager Boyd thanked city staff for their work on the Mitchell Farms project. He also stated the city received a compliment from an incoming business who submitted building plans for a project and commended city staff members Susan McLendon, Kelly Shotigan and Alison Bermudez for providing excellent customer service.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

12. **SUBJECT:** Review and Give Direction on Proposed Resolutions to be Presented at the 2018 League of California Cities Annual Conference


Assistant to the City Manager Cooley reviewed the resolutions being put forth at the League of California Cities Annual Conference Business Meeting.

Council comments followed.

ADJOURNMENT

Mayor Miller adjourned the regular meeting at 9:24 p.m.

Respectfully Submitted,



Amy Van, City Clerk