



6360 Fountain Square Drive, Citrus Heights, CA 95621  
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## NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: Citrus Heights Planning Division

DATE: January 2, 2020

SUBJECT: **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING – SUNRISE VILLAGE SHOPPING CENTER EXPANSION**

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**This is to provide the required public notice of a hearing before the Citrus Heights Planning Commission to consider the project as described below:**

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

**Project Location:** 5425 Sunrise Boulevard, Citrus Heights CA, 95610 – APNs #: 233-0440-002, 003, 006, 024, 027, 028 & 029

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

**Comments on the Negative Declaration:** The city requests your written comments on the Negative Declaration during a **20-day review period** which begins on **Thursday, January 2, 2020 and ends on Wednesday, January 22, 2020**. All comments must be received no later than 5:00 pm on the last day of the comment period. Please direct your comments to Alison Bermudez, Associate Planner, Planning Division, 6360 Fountain Square Drive, Citrus Heights, California, 95621.

**Public Hearing:** A public hearing will be held to consider the project on **Wednesday, January 22, 2020, before the Planning Commission**. This meeting will be held at 7:00 pm at the City Council Chambers located at City Hall at 6360 Fountain Square Drive, Citrus Heights, California 95621.

The city does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the city prior to the public hearing.

**Availability of Documents:** For more information on the project and to view the site plan, architectural elevations, or the Negative Declaration, please visit the city's website, [www.citrusheights.net](http://www.citrusheights.net) (go to the Planning Division page and look under "Current Projects"). You may also view the project plans at City Hall, 6360 Fountain Square Drive, during normal business hours.