



SECTION SIX

Implementation Plan



SECTION 6: IMPLEMENTATION

This section outlines the administration and implementation components of the *Stock Ranch Guide for Development* (Guide).

A Administration

Administration of the Guide includes subsequent application review, amendment, revisions and CEQA review.

The City of Citrus Heights is the public agency responsible for the administration, implementation and the enforcement of this Guide. The Guide and the City of Citrus Heights Municipal Code will serve as the specific enforcement mechanism for the Development Standards.

B Review of Development Applications

The *Stock Ranch Guide to Development* includes land use regulations, design guidelines, and design standards specific enough to guide review of specific development plan proposals that are considered subsequent to approval of the Guide. Projects within the Plan area are subject to the standard application requirements of the City of Citrus Heights Zoning Ordinance and other applicable documents.

While the Guide provides a land use diagram, detail regarding specific development projects is required with subsequent development applications submittals. The City of Citrus Heights Community Development Department will review development applications. If the project complies with the Guide's zoning, development standards, design guidelines and vision, no further environmental review may be required.

Subsequent development projects anticipated include, but are not limited to, tentative parcel and subdivision maps for residential areas, development projects for commercial areas (e.g. Design Review Permits, use permit, etc.), design review for residential sub-divisions, and improvement plans for parks, trails, road-ways and infrastructure facilities.

Any project subject to Design Review Permit pursuant to this Guide or the Zoning Ordinance shall conform to the following procedures:

1. All commercial projects (regardless of size) shall be subject to Design Review Permit.
2. All single-family homes built as part of a housing development with 10 or more units and all multi-family units shall be subject to Design Review Permit.
3. Design Review Permit application requirements shall be pursuant to the Zoning Ordinance.
4. All commercial projects and, where required, residential projects shall be reviewed by the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council.

For variance and uses conditionally permitted in the Citrus Heights Zoning Ordinance or in Appendix B, the City's application and permit process shall be consistent with the Zoning Ordinance. All tentative land divisions shall be reviewed and approved by the Planning Commission and the City Council. Land divisions may not be approved until the overall site plan for the Auburn Commerce District has been approved.

For the Auburn Commerce District, the first development application will necessitate submittal and approval of the site plan and architectural theme for the entire District.

C Findings for Approval of Projects

1. Design Review Permits

The Planning Commission and/or the City Council, in acting to approve the Design Review Permit application, may impose conditions as are reasonably necessary to ensure that the project is consistent with the General Plan and Stock Ranch Guide for Development, compatible with surrounding land use, and complies with the pro-visions and intent of the Guide and Zoning Ordinance where applicable.

In making such a determination, the following findings shall be made by the Approving Authority:

- (a) That the proposed use is consistent with the General Plan and Stock Ranch Guide for Development;
- (b) That the nature, condition and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures;
- (c) That the building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals and policies set forth in the General Plan and the Guide for Development;
- (d) That the use and project design complies with all applicable development standards of the Guide and Zoning Ordinance where applicable; and
- (e) That the project is of high quality design and conforms to the vision, development objectives and planning principles of the Stock Ranch Guide for Development.

2. Conditional Use Permit

The Approving Authority shall make the following findings to approve a Conditional Use Permit:

- (a) The proposed use or development is consistent with the General Plan and the Stock Ranch Guide for Development;
- (b) The proposed use or development conforms with all applicable standards and requirements of the Guide for Development and the Zoning Ordinance; and

- (c) The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or be detrimental or injurious to public or private property or improvements.

3. Land Divisions

The Approving Authority shall make the necessary findings as required by the State Subdivision Map Act including the following finding:

- (a) The project is consistent with the General Plan, the Stock Ranch Guide for Development, and the Zoning Ordinance.

4. Modifications

The Approving Authority shall make the following findings to approve a Modification:

- (a) That the proposed modification is substantially consistent with the intent of the original approval;
- (b) That the proposed modification complies with all applicable standards and requirements of the General Plan, the Stock Ranch Guide for Development, and the Zoning Ordinance.

D

Environmental Review

The Environmental Impact Report (EIR) prepared for the Guide will serve as the environmental assessment for development within the Plan Area boundaries. Subsequent development applications or amendments to the Guide will be reviewed to determine consistency. Those applications or amendments that are determined to be consistent with the Guide and that fall within the scope of the EIR prepared for the Guide will require no further environmental review. The Community Development Director will conduct this review.



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If it is determined by the Community Development Director that the application or amendment is inconsistent with the Guide and/or that substantial evidence exists that supports a determination of the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

Requests for revisions or variances to the Development Standards shall be reviewed to determine whether such requests fall within the scope of the EIR prepared for this Guide. Any development requiring a use permit as set forth in this Guide may require an initial study pursuant to CEQA. The determination of the nature of the environmental document will be made by the Community Development Director pursuant to CEQA Guidelines.

E *Amendments to the Guide*

An amendment to the adopted Guide shall be processed in the same manner as the original adoption of the Guide. The Guide, including the development standards and guidelines, may be amended as many times as necessary.

An amendment to the Guide is required when any of the following occurs:

- When a new type of land use not specifically discussed in the Guide or shown on the land use diagram is introduced
- A change to the Guide, that could create new or significantly increase previously identified environmental impacts as determined strictly pursuant to the provisions of Public Resources Code Section 21166
- Changes that increase the overall density of the plan area
- Any change to the fundamental character of the development including any substantive change to the character of the commercial parcels, residential development, recreation and open space areas, or circulation pattern of the project

- Implementation of any land use change that would affect compatibility of land uses
- Significant changes to the plan area circulation pattern that would result in a substantial alteration of any land uses or circulation concepts set forth in this Guide

An amendment to the Guide shall not be required for the following:

- Changes in the phasing of the Plan Area that do not change the overall balance of providing sufficient infrastructure for the development
- Deviations in water or sewer line alignments that do not substantially alter the location of the pipe line(s) and that do not alter the level of service required for the overall development of the Plan Area
- Minor changes to the alignment of streets where the general land use pattern is maintained
- Changes in the location of any identified building or detention facilities envelope provided such a change does not result in an increase or additional environmental impact or compromise the design objectives of the project
- Changes in the location of any of the public recreational amenities located in the Plan Area provided the overall mix of facilities and location within the general land use pattern is maintained

Amendment Determination

The Community Development Director is authorized to determine that a proposed change to the Guide is consistent with the intent and basic provisions of the Guide or if an amendment is required.

Guide amendments require City Council approval, with a prior recommendation forwarded by the Planning Commission. Approval of a Guide amendment shall require findings and conclusions in the affirmative on the following:

1. The amendment is consistent with the Citrus Heights General Plan.
2. The amendment will not have a significant effect on the environment.
3. All other plans of the City that are applicable to the same areas or matters affected by a general plan amendment have been reviewed and amended as necessary to be consistent with the proposed Guide amendment.

F***Adoption of the Stock Ranch Guide for Development***

At the time the Guide is adopted by the City, a Special Planning Area (SPA) zoning designation will be applied to the site. The zoning for the site will incorporate the elements of the Guide and its sections, including the permitted uses found in Appendix B.

G***Mitigation Monitoring***

A mitigation monitoring and reporting program consistent with Public Resources Code Section 21081.6 has been adopted with the Final Environmental Impact Report for the Guide.

H***Phasing Plan***

Proper phasing of this project is critical to ensure that adequate infrastructure is in place prior to the development of Stock Ranch. All appropriate local, state, and federal environmental permits are required prior to any grading onsite. The following is the phasing plan for the Stock Ranch development. The development agreement must be entered into prior to the issuance of any building permit, tentative map, or any other entitlement:

- During the period between City Council adoption of the ordinance approving the Development Agreement and the effective date of said ordinance, grading permits for the Stock Ranch property may be issued.
- At the discretion of the City Manager, development permits can be issued for the Sylvan Commerce District prior to finalization of the Development Agreement.

Auburn Commerce District AreaPhase 1

Phase 1 developments are required to be in place, at the direction of the City, prior to the issuance of the certificate of occupancy of the first commercial building in the district. Details of the phasing plans shall be included within the Development Agreement:

- North Wetland Preserve
- Auburn Boulevard landscape treatment for the entire length of the property, including medians within Auburn Boulevard and on the frontage road north of Auburn Boulevard
- Traffic signals at the major project access and San Tomas Drive
- Loop water system



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- Storm drainage system and detention basins
- Pedestrian bridge and trails on the north side of Arcade Creek
- All required wetlands permits and approvals
- All required wetlands preservation measures shall be installed prior to issuance of first certificate of occupancy
- Internal streetscape improvements for the internal parking area serving the commercial building under construction and the necessary circulation drives and driveways (includes streetscaping, landscaping, lighting, signage, and other improvements) as directed by the City of Citrus Heights
- All improvements from edge of buildings to adjacent residential property lines, including paving, landscaping, fencing, and other improvements, as directed by the City of Citrus Heights
- A comprehensive signage plan

Phase 2

Phase 2 improvements are required to be in place prior to City issuance of a building permit for the second building. Such improvements are to serve incremental development increases that are applicable to those developments and shall include, but not be limited to, the following:

- Traffic signal and lane turning improvements at Van Maren Lane and Sylvan Road corners
- Construct a second left-turn lane on the north-bound approach to the Auburn Boulevard / Sylvan Road / Old Auburn Road intersection in addition to the City's planned CIP improvements

Residential Areas South of Arcade Creek

Phase I

Phase I improvements are required to be constructed in ac-

cordance with a subdivision improvement agreement to be executed with the City. Such improvements will include, but will not be limited to, the following:

- Twenty acre-foot detention basins
- All Stock Ranch Road improvements, including areas along the wetlands and park frontage
- Wetlands and other environmental permitting and protections
- Drainage improvements
- On-site and off-site streetscape and landscape improvements
- Trail on the south side of Arcade Creek
- Utility infrastructure
- Timetable for park construction shall be prepared.

Phase 2

- Internal Streets and public improvements within the residential area

Sylvan Commerce District

Any development on either parcel triggers the following improvements:

- Street improvements for the length of Sylvan and Stock Ranch Roads that touches this property
- Streetscape and drainage improvements along the lengths of Sylvan and Stock Ranch Roads that touch this property
- A comprehensive signage plan



I

Operating Agreement

An operating agreement shall be required at the discretion of the City of Citrus Heights for all commercial uses within the Auburn Commerce District and the Sylvan Road Commerce District. The intent of the agreement is to ensure that the use is conducted in compliance with the Stock Ranch Guide for Development and any conditions of approval affecting the operation of the site. The agreement shall be entered into prior to occupancy of the site and/or building. Enforcement language shall be contained within the Agreement, including mechanisms for the use of fines and/or penalties, and for the collection thereof against the tenant and property owner by liens and/or tax roll.

J

Maintenance of Facilities

The facilities to be maintained by the developer shall be defined in the Development Agreement.

K

Financing

The developer shall take any and all steps necessary to provide for adequate funding of the following:

- All transportation improvements, including landscaped medians in the center of and along the north side of Auburn Boulevard
- The park and trail system on both sides of the creek and the bridge over Arcade Creek
- Drainage improvements, including detention basins
- Environmental mitigation
- Internal site improvements, including streetscape, landscape, and other pedestrian amenities
- Bus shelter on Auburn Boulevard

