



**AGENDA**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION MEETING - 7:00 PM**  
**February 25, 2015**  
**City Hall Council Chambers**  
**7117 Greenback Lane, 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. FLAG SALUTE

3. ROLL CALL

Commission Members: Blair, Cox, Dawson, DeCelle, Fox, Lagomarsino, Chair Doyle

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 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 January 28, 2015

6. PUBLIC HEARING

a. STOCK RANCH PLAZA GUIDE AMENDMENTS - 7000 AUBURN BOULEVARD

This Public Hearing is for the purpose of amending the Stock Ranch Guide for Development related to signage, hours of operation, review of development applications and other minor changes as well as a modification to the Master Conceptual Site Plan related to onsite circulation for the project, the Stock Ranch Guide for Development Amendment (SPA 14-01). The previously certified EIR for the Stock Ranch Guide for Development, and subsequent Addendum, is the environmental document for this project. Project Planner: Kempenaar

Documents: [STAFF REPORT - STOCK GUIDE AMENDMENT -14-01.PDF](#),  
[ATTACHMENT 1 - STOCK RANCH GUIDE AMENDMENT VICINITY MAP.PDF](#),

[ATTACHMENT 2 - APPLICANTS PROJECT DESCRIPTION.PDF](#), [ATTACHMENT 3 - PHILLIPS LAND LAW AND KD ANDERSON MEMO.PDF](#), [ATTACHMENT 4- COMMENTS FROM RPNA AND ACNS.PDF](#), [ATTACHMENT 5 - DAVID WARREN LETTER.PDF](#), [ATTACHMENT 6- APPROVED STOCK MASTER SITE PLAN.PDF](#), [EXHIBIT A - STOCK RANCH GUIDE COMPLETE REDLINES.STRIKEOUT.PDF](#), [EXHIBIT B - RAISED MEDIAN CONCEPTUAL MASTER SITE PLAN.PDF](#), [EXHIBIT C- TWO WAY LEFT TURN LANE CONCEPTUAL MASTER SITE PLAN.PDF](#), [EXHIBIT D- PROPOSED MASTER SIGN PROGRAM.PDF](#)

b. SYLVAN CEMETERY DISTRICT - 7401 AUBURN BOULEVARD

The applicant requests approval of a Variance to allow the construction of two monument signs that would deviate from the development standards of the Zoning Code. The project site is an existing cemetery and due to the existence of burial plots and an existing fence along Auburn Boulevard deviation from the standards is necessary. The project is exempt from environmental review based upon CEQA section 15301 for the minor alterations to an existing facility. Project Planner: Bermudez

Documents: [CEMETARY VARIANCESR.PDF](#), [ATTACHMENTS\\_1 - 2.PDF](#), [EXHIBITS\\_A\\_THROUGH\\_C.PDF](#)

7. REGULAR CALENDAR

a. TRAINING SESSION - CITY ATTORNEY'S OFFICE

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, 6237 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 6347 Fountain Square Drive, Citrus Heights, CA.

If you need a disability-related modification or accommodation, including auxiliary aids or services to participate in this meeting, please contact Karen Ramsay at 916-727-4742, at least 2 days prior to the meeting.

*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 DIVISION STAFF REPORT  
PLANNING COMMISSION MEETING**

**February 25, 2015**

Prepared by: Casey Kempenaar, Senior Planner

**REQUEST**

The applicant requests amendments to the Stock Ranch Guide for Development related to monument signage, hours of operation, review authority for new development, and changes to the conceptual master site plan related to circulation.

Applicant: California C & S Properties –c/o Kris Steward (Law Offices of George Phillips)  
2306 Garfield Avenue  
Carmichael, CA 95608

Property Owner: California C & S Properties  
1939 Harrison Street #900  
Oakland, CA 94612

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Recommend that the City Council determine that the previously adopted EIR, EIR Addendum and Negative Declaration are the appropriate environmental documents for this project and no further review is required
- B. Recommend Approval to the City Council of the AMENDMENT TO THE STOCK RANCH GUIDE FOR DEVELOPMENT as outlined in the Staff Report and Exhibit A.
- C. Recommend Approval to the City Council of the AMENDMENT TO THE STOCK RANCH CONCEPTUAL MASTER SITE PLAN as depicted in Exhibit B

**BACKGROUND**

The project site is located within the boundaries of the Stock Ranch Guide for Development. The Guide for Development contains a land use concept, infrastructure and service plans, roadway improvements, design guidelines, and development regulations for approximately 129 acres of land. Arcade Creek runs through the property in an east-west fashion. North of Arcade Creek the Guide envisions development of a more than 400,000 square foot shopping center. The Guide refers to this area north of the creek as the “Auburn Commerce District”.

The Stock Ranch Guide for Development (“Guide”) was adopted by the City Council in February 2001. In conjunction with adopting the Guide for Development, the City Council also rezoned the area within the Guide into the “Stock Ranch Special Planning Area”, certified an Environmental Impact Report and adopted a Mitigation Monitoring Program. In September 2002, the Planning Commission and City Council approved two minor amendments to the Guide for Development, approved a minor modification to the Mitigation Monitoring Program, approved the Development Agreement, and certified a Negative Declaration that tiered off the original EIR

for the project. In February 2003, the City Council approved the overall conceptual site plan and architectural theme for the Auburn Commerce District. In February 2003, the City Council also approved a Development Plan Review Permit and Conditional Use Permit for the Costco Wholesale Warehouse. In February 2005, the City Council approved a Development Plan Review Permit for the Wal-Mart store; an EIR Addendum was also approved in conjunction with the Wal-Mart development.

The Guide for Development requires that all permits within the Stock Ranch area must be considered by both the Planning Commission and City Council.

The project setting is summarized below:

<b>Location:</b>	7000 Auburn Boulevard – south side of Auburn Boulevard, west of Sylvan Road and east of Van Maren Lane. See Vicinity Map (Attachment 1).
<b>Parcel Size:</b>	129 acres (Entire Stock Ranch)
<b>REACH Neighborhood:</b>	The project is within the boundaries of the Arcade Creek Neighborhood Association (#4). The Rusch Park Neighborhood Association (#2) is directly north of the project (north side of Auburn Boulevard). The owner's representatives made presentations to both of these Neighborhood Associations. The owner's representative provided meeting summaries of these presentations (Attachment 4). One comment letter was received from resident David Warren (Attachment 5).

### **ZONING AND LAND USES**

<b>LOCATION</b>	<b>ZONING</b>	<b>GENERAL PLAN LAND USE</b>	<b>ACTUAL USE OF PROPERTY</b>
<b>On-Site</b>	Stock Ranch Special Planning Area (SR -SPA) allowing general commercial uses	General Commercial (GC)	Walmart/Costco and vacant building pads
<b>North</b>	RD-5	Low Density Residential (LDR)	Single family residential
<b>South</b>	SPA (commercial, open space, park, and low density residential)	GC, OS, Low Density Residential	Arcade Creek; single family homes and neighborhood park
<b>East</b>	RD-20 & RD-10	Medium Density Residential (MDR)	Apartments & Duplexes
<b>West</b>	RD-5 PD	MDR	Crosswoods & Crosswoods East



## AMENDMENT TO STOCK RANCH GUIDE FOR DEVELOPMENT

The Stock Ranch Guide for Development (“Guide”) was adopted by the City Council in February 2001. The adoption of the Guide was preceded by months of public workshops and public hearings involving the community, Planning Commission and City Council. In conjunction with adopting the Guide for Development, the City Council also rezoned the area within the Guide into the “Stock Ranch Special Planning Area”, certified an Environmental Impact Report and adopted a Mitigation Monitoring Program.

The Guide for Development contains a land use concept, infrastructure and service plans, roadway improvements, design guidelines, and development regulations for approximately 129 acres of vacant land. Arcade Creek runs through the property in an east-west fashion. North of Arcade Creek the Guide envisions development of a more than 400,000 square foot shopping center.

### Amendment to Stock Ranch Guide for Development– Description of Request

The Guide for Development includes the development standards for the entire Stock Ranch Planning Area. The applicant is specifically requesting amendments related to the Auburn Commerce District portion of the Planning Area (See Redline/Strikeout Proposed Changes, Exhibit A and Applicant’s Project Description Attachment 2). The Auburn Commerce District includes specific design criteria, signage criteria, and hours of operation.

The applicant is requesting the following amendments to the Guide for Development:

1. **Review of Development applications:** Currently, all development projects proposed within the Stock Ranch Planning Area require consideration by both the Planning Commission and the City Council. The proposed amendment would allow the Planning Commission to be the review body for new development applications and only projects that are appealed would be reviewed by the City Council.
2. **Monument Signage:** Currently the Guide for Development allows for a 12’ single monument sign. An existing 12’ sign/art feature was installed in conjunction with the initial development of the site. The proposed amendment would allow for the relocation of the existing sign/art feature as well as for the construction of two new 15’ monument signs at each of the site’s main entries along Auburn Boulevard.
3. **Hours of Operation:** Currently the Guide for Development restricts commercial establishment’s hours of operation between 5:00 AM and 11:00PM. Grocery stores are allowed to operate 24 hours (if a grocery store of similar size, within 3 miles, is open 24-hours). The proposed amendment would allow for the following:
  - a. Restaurants with bar service:
    - i. 6:00 AM to 12:00 midnight (Sunday – Thursday)
    - ii. 6:00 AM to 1:00 AM (Friday-Saturday)
  - b. Fast Casual /Drive Thru Restaurants:
    - i. 6:00 AM to 12:00 midnight (7-days a week)
    - ii. Drive-Thru windows until 1AM (7-days a week)
4. **Other Minor Updates:** The application includes a variety of minor text changes to reflect changes in terminology to remain consistent with the City’s Zoning Code and General Plan (See Exhibit A).

## **Amendment to Stock Ranch Guide for Development– *Analysis***

The City has reviewed and analyzed the proposed amendments to the Stock Ranch Guide for Development. The analysis for each proposed change is discussed below:

### **1. Review of Development Applications**

The Stock Ranch Guide for Development was prepared in response to the desire to develop the property coupled with the need to address the concerns of the community given its infill location surrounded by mature residential neighborhoods.

The intent of the Guide is to balance major commercial development with concerns of the community including lighting, noise, and traffic, etc. Stock Ranch is the only major commercial center in the City that is surrounded by residential development on four sides.

Due to the location of the planning area, heightened review was desired to ensure the development was consistent with the City's vision for the area. Section 6.B of the Guide addresses review of development applications within the Stock Ranch Planning Area. The Guide requires that all permits within the Stock Ranch area be considered by both the Planning Commission and City Council.

Both the Planning Commission and City Council reviewed the design and architectural concepts for the overall Auburn Commerce District and the two large format tenants (Costco and Walmart). All future development of the remaining vacant pads is required to be consistent with these standards.

The applicant has proposed to limit Design Review Permits to the Planning Commission and to adjust the review of variances and uses conditionally permitted to the Planning Commission, consistent with the Zoning Ordinance and practice elsewhere in the City. The City Council would remain the hearing body for amendments to the Guide and appeals of Planning Commission decisions.

The Planning Commission would be tasked to ensure the smaller retail pads are consistent with the conceptual Auburn Commerce District design and architectural concepts approved by both the Planning Commission and City Council in 2003.

Staff believes that the framework for future development in Stock Ranch is well established in both the Guide for Development and as incorporated to the existing buildings and site improvements. The elimination of an additional hearing will save time and expense for new development proposed for the area. As a result, staff recommends implementing the proposed change to the Guide to designate the Planning Commission as the review authority for new development in the Stock Ranch Planning Area.

### **2. Monument Signage**

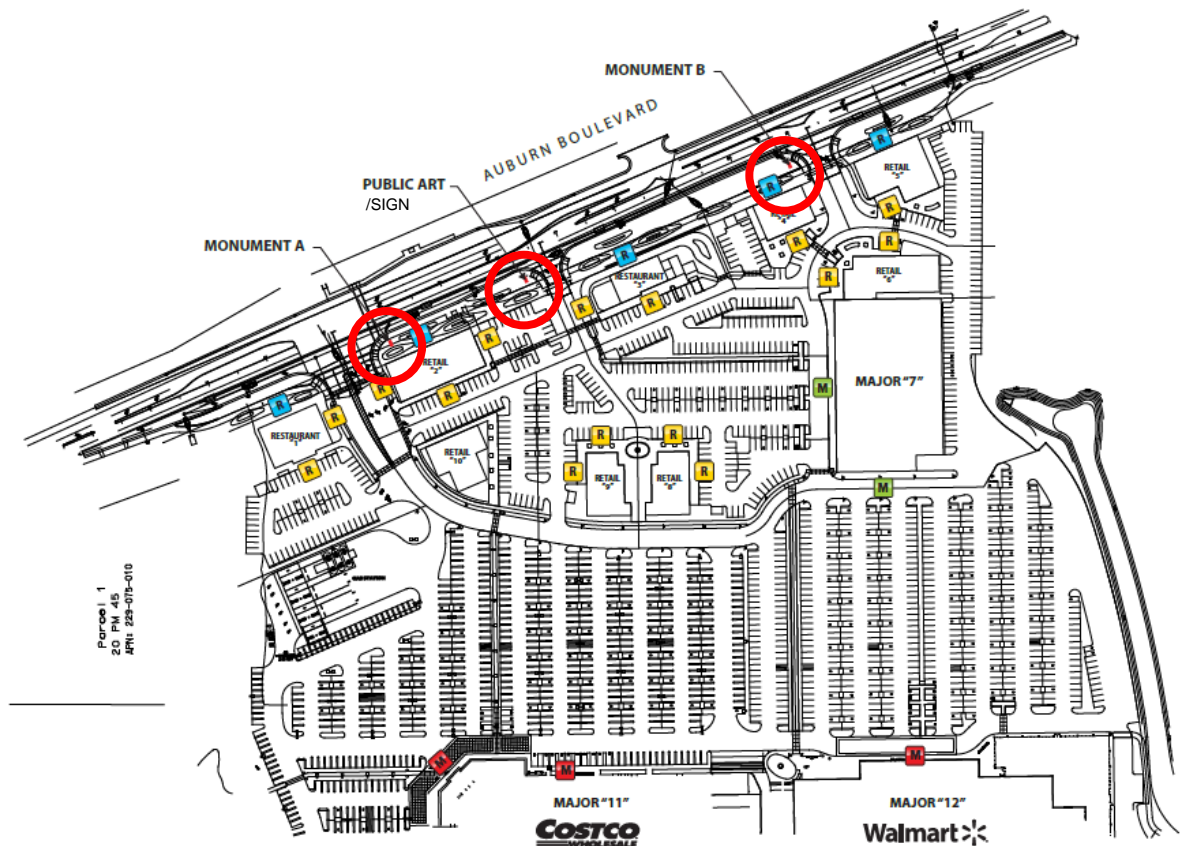
The Stock Ranch Guide for Development includes signage standards for both Wall Signs and monument signage for the site. Currently, the Guide permits a single primary monument sign (12' in height, 10' in width). A monument sign/art feature was installed as part as the overall development of the site near the western entrance to the site, See Figure 1, below:

**Figure 1: Existing Monument Sign/Art Feature**



The applicant has requested allowing the relocation of the existing monument sign/art feature to the west side of the center's middle driveway and the installation of two new monument/tenant signage located near the west and east driveways (Exhibit C and Figure 2, below).

**Figure 2: Signage Site Plan**



The proposed monument/tenant signs are proposed to be 15' tall and 14' wide and internally illuminated. The proposed signage includes architectural detailing and wheat buds which complement the existing monument sign/art feature. See Figure 3, below

**Figure 3: Proposed Monument/Tenant Signage**



The applicant proposes updating the Guide to allow for the proposed signage (see Exhibit A). The applicant has also created an updated Master Sign Program for the center to reflect the proposed changes (see Exhibit C).

The applicant has indicated that the additional signage is necessary for future wayfinding for the site as well as to attract additional tenants to the center. In addition, as the center builds out, visibility into the existing development (Costco/Walmart) will be reduced, so the additional signage will help with the identification of tenants within the center.

Staff believes that the proposed signage is complementary to the existing site and consistent with the development envisioned for the center. Staff believes additional signage will aid in attracting additional tenants to the site to aid in the ultimate buildout of Stock Ranch. As a result, staff recommends implementing the proposed change to the Guide to allow for the proposed signage.

### **3. Hours of Operation**

Section 5.N of the Guide addresses hours of operation for businesses within the Auburn Commerce District. The Guide limits the hours of commercial establishments between 5:00 am and 11:00 pm with exceptions for grocery stores.

The applicant has proposed modifying this section of the Guide to reflect more typical hours for restaurants with bars and restaurants with drive-through lanes. The applicant has proposed the following:

- Restaurants with bar service may be open from 6:00 am to 12:00 midnight on Sunday through Thursday and 6:00 am to 1:00 am on Friday and Saturday. No outdoor music on restaurant patios shall be allowed after 10:00 pm.
- Fast-casual and drive-thru restaurants may be open from 6:00 am to 12:00 midnight and the drive-thru window may remain open until 1:00 am. A noise analysis shall be provided for drive-thru restaurants to demonstrate that noise does not exceed City standards.

The proposed hours of operation are generally consistent with restaurant users throughout the region. Staff believes that the proposed hours of operation coupled with the restrictions on music and requirement for a noise study for drive thru users will ensure ongoing compatibility with the surrounding community. As a result, staff recommends implementing the proposed change to the Guide to allow for the revised hours of operation.

#### **4. Other Minor Updates**

The applicant has included a variety of minor changes to the Guide for Development to be consistent with terminology (i.e. Development Plan Review to Design Review Permit) and standards utilized in the Zoning Code as depicted in Exhibit A. Staff supports these changes to ensure consistency with the City's regulatory documents.

#### **Amendment to Stock Ranch Guide for Development– *Conclusion***

The applicant has identified minor improvements to the Guide for development to improve the operations and marketability to attract additional tenants to the center. Staff believes the proposed improvements are compatible with the intent of the Guide and recommends updating the Guide as proposed.

### **CIRCULATION IMPROVEMENTS – AMENDMENT OF CONCEPTUAL MASTER SITE PLAN**

#### **Amendment to Conceptual Master Site Plan– *Analysis***

The Guide for Development sets forth a vision, standards and guidelines designed to ensure the high quality development of Stock Ranch. The Guide for Development required that before any permits can be issued for any buildings within the Auburn Commerce District, the Planning Commission and City Council must first approve the conceptual site plan and architectural theme for the entire commercial area. The purpose of having the conceptual site plans approved in advance of any permits for individual buildings is to ensure that the area is developed as a “center” with a logical layout of buildings and a unifying architectural design that is carried throughout all buildings. If such conceptual plans were not required, it was feared the center could develop in a more haphazard fashion without any uniformity in design. In 2002, the City Council adopted the conceptual site plan (See Attachment 6).

Since the center was established, the City, the public, and the applicant have observed ongoing circulation issues for the main drive aisle serving the Auburn Commerce District portion of Stock Ranch. The addition of a user at Pad 12 may also impact circulation in the area of concern (Applebee's is proposed currently and will be reviewed by the Planning Commission at a future hearing). The circulation issues were reviewed by KD Anderson and Associates, Traffic Engineers (See Attachment 3). The circulation issues are summarized below:

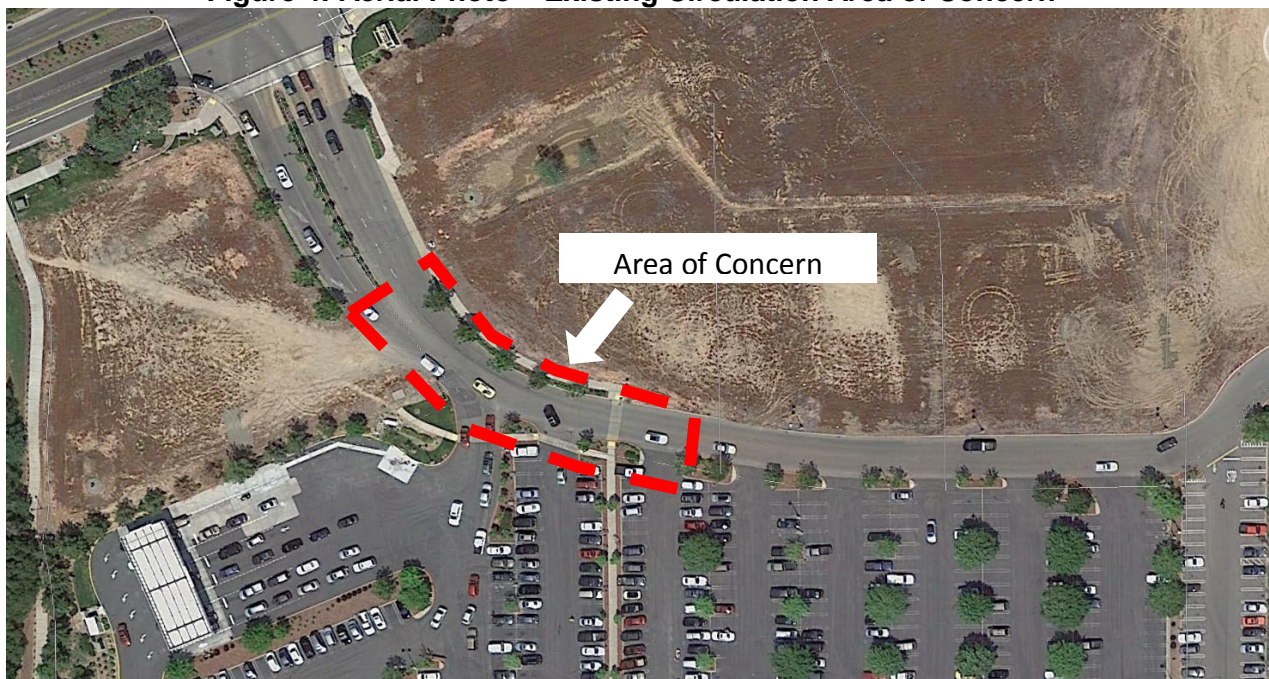


*Two lanes of traffic enter the site from the Auburn Blvd signal but they quickly merge into one lane approaching the Costco gasoline aisle. Concurrently traffic leaving from the Costco gasoline aisle, from the east and from the adjoining Costco parking aisles is all trying to use the single northbound lane that widens as it continues past the Applebee's site before becoming multiple lanes at the Auburn Blvd signal.*

*This configuration and Costco's general layout result in a great number of motorists exiting at the Costco gasoline access. At that point they yield the right of way to traffic approaching from the signal and from their right. They carefully watch traffic arriving from their left to identify an adequate gap in traffic. When a gap is identified they look to their right to see if other traffic is approaching before turning.*

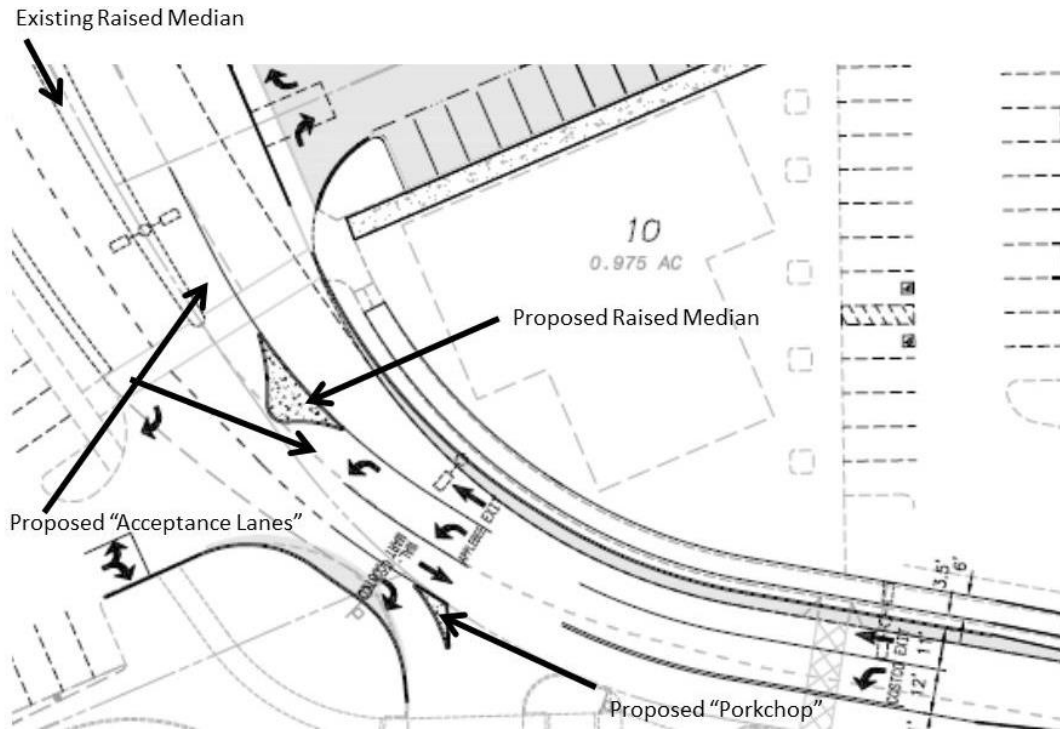
*Numerous vehicle conflicts were observed at this location midday Saturday, and traffic waiting to turn left from the Costco gasoline sales aisle queued back to the Costco door at that time. The existing single lane approaches lack the capacity to accommodate the peak traffic demand. That created long queues. Because the attention of exiting motorists is focused on traffic arriving from the left, they often pulled out in front of traffic arriving from the right. This problem is complicated by the presence of parking aisles to the immediate east, as motorists leaving those aisles turn immediately into the vehicles leaving the Costco gasoline aisle. This issue is also a problem whenever a westbound vehicle turns left into the Costco gasoline aisle.*

**Figure 4: Aerial Photo – Existing Circulation Area of Concern**



The applicant has developed two various approaches to resolving the ongoing circulation issues; a raised median option (Figure 5) or a two way left turn lane option (Figure 6). Each option is discussed below:

**Figure 5: Raised Median Option**



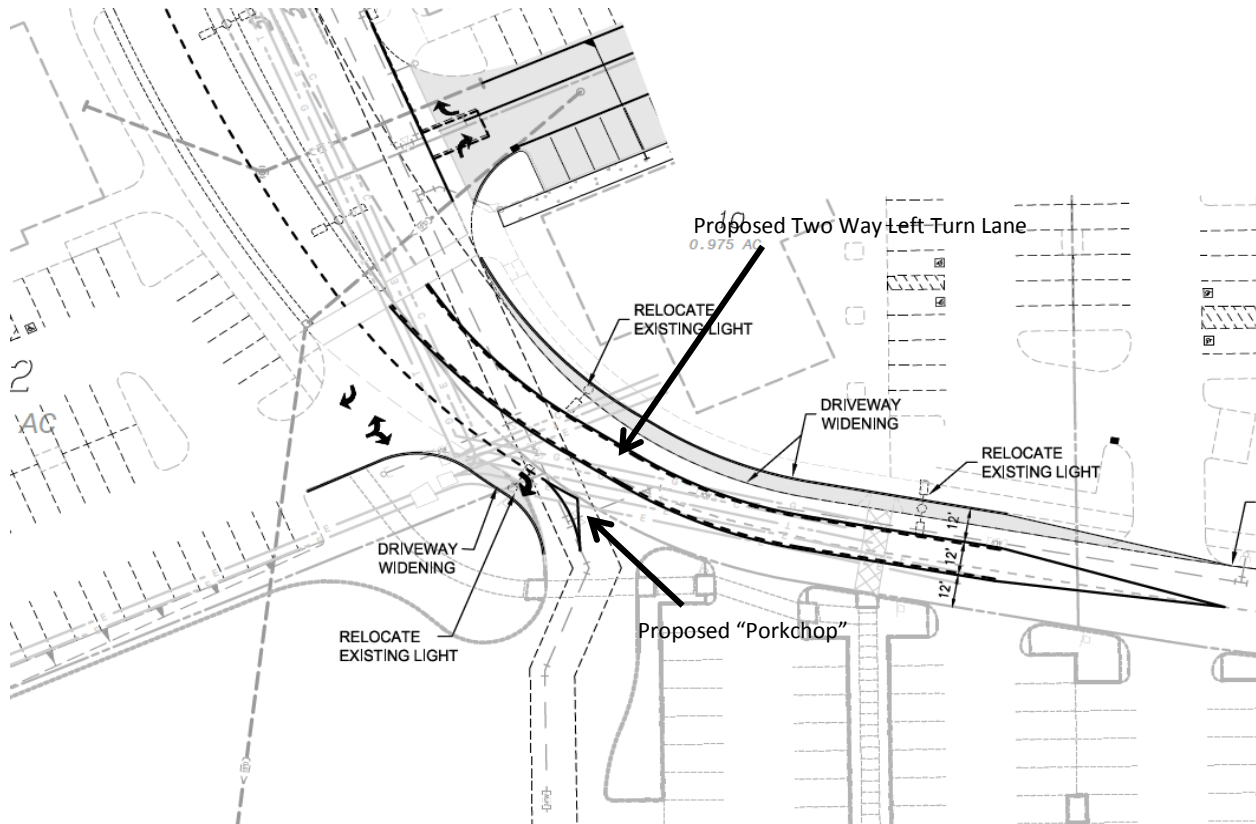
The Raised Median Option is comprised of the following components:

- “Pork Chop” Raised Median – The proposed “Pork Chop” raised median is intended to align southbound Costco and Costco Gas visitors to increase predictability for northbound vehicles exiting the westernmost parking aisles.
- Raised Median/Acceptance Lane – The proposed raised median and acceptance lane is intended to enable vehicles to make left turns into and out of Pad 12 (proposed Applebee’s Restaurant). By creating a protected acceptance lane, vehicles will be able to make a left turn exit from the Applebee’s site to travel northbound. This will enable vehicles to merge with other northbound traffic traveling from the east.

In addition westbound traffic will have a small protected left turn pocket to enable left turns into the Applebee’s site. This improvement will allow for vehicle stacking without blocking northbound through movements to the traffic signal. The improvements include minor drive aisle widening to accommodate both the improvements and necessary lane width.

- The applicant has proposed pavement markings to aid with vehicular navigation to each of the existing/proposed users for the site. This will help vehicles navigate to the proper lane based on their ultimate destination.

**Figure 6: Two Way Left Turn Lane Option**



The Two Way Left Turn Option is comprised of the following components:

- “Pork Chop” Raised Median – The proposed “Pork Chop” raised median is intended to align southbound Costco and Costco Gas visitors to increase predictability for northbound vehicles exiting the westernmost parking aisles.
- Creates a Two Way Left Turn Lane which acts as receiving lane for outbound left turns from Costco and will force westbound through traffic into the far lane. It would also provide a place for westbound left turns, whether into the Costco gasoline aisle or into the Applebee’s entrance. The lane can also be used by left turns exiting Applebee’s.

Both of the circulation improvement options have been evaluated by a Traffic Engineering firm, KD Anderson and Associates. KD Anderson recommends the use of a Two Way Left Turn Lane (TWLT) along the area of concern to improve turn movements. KD Anderson also reviewed the Raised Median Option and determined that the improvements would reduce conflicts within the center, including the future Applebee’s circulation. The project is conditioned (Condition of Approval #3) to provide either the TWLT or raised median option in order to facilitate safer turn movements.

The project is also conditioned to direct City staff to evaluate the effectiveness of the proposed circulation improvements within 6-months following the certificate of occupancy for the proposed restaurant (Applebee’s) at Pad 12 or installation of the improvements, whichever occurs last. If the improvements have not resolved the circulation concerns the City shall work with the property owner to resolve in a more comprehensive manner, subject to Planning Division Approval (Condition of Approval #4).



### **Amendment to Conceptual Master Site Plan– Conclusion**

The current circulation for the site creates a variety of vehicular queueing and turn movement issues. The introduction of additional users to the sight may potentially compound the ongoing circulation issues. The applicant has developed two options to improve onsite circulation. As a result Staff recommends updating the Conceptual Master Site Plan as proposed and depicted in either Exhibit B or Exhibit C.

### **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report (EIR) was certified in conjunction with adoption of the Guide for Development. On September 18<sup>th</sup>, 2002, the City Council approved a Negative Declaration that addressed several amendments to the Guide, Development Agreement, and Modification to Mitigation Monitoring Program. In 2005, the City Council adopted an EIR Addendum in conjunction with the Wal-Mart project. The previously certified EIR, and the subsequently adopted Negative Declaration and EIR Addendum, serve as baseline environmental documents for this project.

All future development will need to comply with all adopted mitigation measures contained in the prior environmental documents.

### **PUBLIC OUTREACH**

The project is within the boundaries of the Arcade Creek Neighborhood Association (#4). The Rusch Park Neighborhood Association (#2) is directly north of the project (north side of Auburn Boulevard). The owner's representatives made presentations to both of these Neighborhood Associations. The owner's representative provided meeting summaries of these presentations (Attachment 4). No written comments were received from either Neighborhood Association.

One comment letter was received from resident David Warren (Attachment 5). The letter from Mr. Warren indicates that he is concerned with street maintenance for several of the roadways within the vicinity of Stock Ranch. Mr. Warren suggests that the City should require additional fees to address ongoing street maintenance concerns surrounding the project site. The City will consider these concerns in conjunction with its ongoing road maintenance and repair efforts. Presently, the City levies a roadway fee to fund capital improvements to roadways. The roadway fee is levied prior to issuance of building permits for certain residential and commercial additions. The City also receives gas tax funds that are primarily used to fund regular maintenance activities (pothole patching, traffic signal maintenance, renewal of pavement striping, and replacement of worn signs), as well as Measure A sales tax income, which pays for road resurfacing projects such as slurry seals, cape seals, and asphalt overlays.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Recommend that the City Council determine that the previously adopted EIR, EIR Addendum and Negative Declaration are the appropriate environmental documents for this project and no further review is required.
- B. Recommend Approval to the City Council of the AMENDMENTS TO THE STOCK RANCH GUIDE FOR DEVELOPMENT as outlined in the Staff Report and Exhibit A.
- C. Recommend Approval to the City Council of the AMENDMENT TO THE STOCK RANCH CONCEPTUAL MASTER SITE PLAN as depicted in Exhibit B or Exhibit C.

**FINDINGS FOR APPROVAL OF THE AMENDMENTS TO THE STOCK RANCH GUIDE  
FOR DEVELOPMENT AND THE AMENDMENT TO THE CONCEPTUAL SITE PLAN  
OF THE AUBURN COMMERCE DISTRICT**

- *The proposed modification is consistent with the General Plan;*
- *The nature, condition, and development proposed improvements have been considered and the use will not adversely impact or be materially detrimental to these adjoining uses, buildings or structures;*
- *The proposed improvements are harmonious with other development in the area and is consistent with the applicable goals and policies set forth in the General Plan and the Guide for Development;*
- *The proposed improvements comply with all applicable development standards of the Guide for Development and Zoning Code; and*
- *The proposed improvements conform to the vision, development objectives and planning principles of the Stock Ranch Guide for Development.*

**CONDITIONS OF APPROVAL FOR THE AMENDMENT TO THE CONCEPTUAL SITE  
PLAN OF THE AUBURN COMMERCE DISTRICT**

- 1) This approval is for the conceptual site plan shown in Exhibit B and C as conditioned or modified below. This approval is conceptual in nature and additional requirements and/or conditions may be required at such time as individual development plan review permits or improvement plans are considered by the City. All development must comply with the Guide for Development.
- 2) Comply with all requirements of the Stock Ranch Guide for Development, Environmental Impact Report, Mitigation Monitoring Program, and Development Agreement. Comply with all federal and state environmental permits. Comply with all requirements of agencies of jurisdiction. (Planning)
- 3) The developer shall install either the Two Way Left Turn Lane (Exhibit B) or Raised Median (Exhibit C) as outlined in the Staff Report and reviewed in the KD Anderson Memo dated 1/7/15. (Engineering)
- 4) Within 6-months of Certificate of Occupancy for the restaurant proposed for Pad 12 or installation of the proposed improvements (whichever occurs latest), City staff shall evaluate the effectiveness of the proposed circulation improvements. If the improvements have not resolved the ongoing circulation concerns the property owner shall work with the City to resolve in a more comprehensive manner, subject to Planning Division Approval (Planning)
- 5) 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 Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. 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)

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. Phillips Land Law/KD Anderson Memo
4. Applicants Summary of Neighborhood Association Meetings
5. David Warren Letter
6. Existing Conceptual Master Site Plan

Exhibits:

- A. Redline/Strikeout version of the Stock Ranch Guide for Development
- B. Proposed Raised Median Conceptual Master Site Plan
- C. Proposed Two Way Left Turn Lane Conceptual Master Site Plan
- D. Proposed Master Sign Program



**North**

**CITY OF CITRUS HEIGHTS**  
**Stock Ranch Guide Amendment**  
**7000 Auburn Boulevard**  
**File #SPA-14-01**

Scale: None

**Attachment 1**

**Stock Ranch Plaza**  
**Amendments to Stock Ranch Guide for Development**  
Project Description  
December 2014

California C&S Properties (Stock) proposes to amend the *Stock Ranch Guide for Development (2003)* (Guide) to facilitate development of the northern portion of the Auburn Commerce District/Stock Ranch Plaza which includes 113,000 square feet of retail commercial development approved with the original Stock Ranch project in 2001.

## **1. Location**

The Auburn Commerce District, also known as Stock Ranch Plaza, is the commercial area located immediately south of Auburn Boulevard and north of Arcade Creek at Stock Ranch. Costco and Walmart are located in the southern portion of the site and the northern portion (twelve acres) is approved for approximately 113,000 square feet of retail commercial uses that have not been constructed.

## **2. Entitlement Request**

To implement the proposed amendments to the Guide, California C & S Properties requests the following actions:

- Amendments to the Stock Ranch Guide for Development for signage, hours of operation and entitlement processing (Specific Plan Amendment); and
- Replace the Stock Ranch Comprehensive Sign Program (2006) with the Stock Ranch Plaza Master Sign Program.

## **3. Stock Ranch Background**

In February 2001, the Citrus Heights City Council adopted the Guide to implement the objectives and policies of the General Plan that guide the development of the Stock Ranch area. The Guide contains a land use concept, infrastructure and service plans, design guidelines and regulations for the Stock Ranch planning area.

The Guide provides for the development of approximately 400,000 square feet of commercial uses in the Auburn Commerce District located south of Auburn Boulevard and north of Arcade Creek. In the Auburn Commerce District, the Guide allows the construction of a maximum of two large format retailers and several pads for smaller retail and restaurant uses. The two large format retailers have been constructed (Walmart and Costco) and the smaller retail and restaurant uses have not been constructed.

## **4. Development Activities in Auburn Commerce District**

In February 2003, the City Council approved the first development plans for the Auburn Commerce District. The plans included a 148,663 square foot Costco Wholesale Warehouse including a tire and fueling center that opened in late 2003. In February 2005, the City approved the second large format user, a 150,584 square foot Walmart retail store with a garden center. The Walmart store opened in early 2006.



In 2008, the City Council approved a 14,000 square foot Fresh & Easy Neighborhood Market on Pad C on the east side of the Auburn Commerce District. Before the store could be built, Fresh & Easy's parent company, Tesco, announced withdrawal of its development plans in the United States.

After development of Costco and Walmart, the Auburn Commerce District features approximately 113,000 square feet of approved and undeveloped retail and restaurant space. The space is distributed among ten lots/pads north of Costco and Walmart and south of Auburn Boulevard. The pads are arranged along a loop road that serves the entire site and extends from the signalized intersection at Auburn Boulevard to the eastern driveway at Auburn Boulevard.



View of Auburn Commerce District looking south across Auburn Boulevard. Costco and Walmart are constructed. Other uses are conceptually shown to illustrate development of the site.

## 5. Market Conditions

No development activity has occurred in the Auburn Commerce District since 2006 when Walmart opened. This is due, in large part, to the national economic downturn of the last few years. However, over the last few months, the Sacramento retail market has shown improvement and vacancy is dropping.

Since 2001, the Stock Ranch team has been actively marketing the retail and restaurant market opportunities at the Stock Ranch Auburn Commerce District. Marketing efforts have resulted in the location of Costco and Walmart stores and recent interest by two nationally-known chain restaurants and a bank.

## 6. Proposed Modifications to Guide for Development

Prospective retail tenants have indicated their general willingness to locate at the Auburn Commerce District but have found some regulatory constraints of the site (i.e. signage, hours of operation, permitting timelines) to be more restrictive than at competing sites in the region.

As a result of this feedback, modifications to the Guide are proposed to address signage, hours of operation, processing timeframes and the number of drive-through uses.

## 6.1. Signage

Section 5.L of the Guide addresses signage in the Auburn Commerce District and the Stock Ranch Comprehensive Sign Program (approved in 2006 and amended in 2007) contains detailed information regarding the locations, sizes and design of signage.

As development occurs in the Auburn Commerce District north of Costco and Walmart, signage is increasingly more important to attract tenants and to ensure that they are visible from Auburn Boulevard. In its application in 2008, Fresh & Easy Neighborhood Market requested an amendment to the Guide to increase the overall area of building signage.

The Applicant proposes to modify Sections 5.F and 5.L of the Guide to reflect the Stock Ranch Plaza Master Sign Program. The revised Stock Ranch Plaza Master Sign Program will create a sign program that is attractive to retail tenants and easier to interpret. Revisions to the Signage (Section 5.L) are requested to make the Guide consistent with the Master Sign Program.

The following is a summary of the types of modifications proposed:

- **Addition of two monument signs along Auburn Boulevard.** Two monument signs would be located adjacent the driveways on the south side of Auburn Boulevard. The monument signs would measure approximately 20 feet high and 14 feet wide and would identify tenants in a simple format. Building materials (stone veneer), colors and architectural elements (wheat sheath) on the signs would consistent with the design concepts of the site.
- **Relocation of Existing Signage/Entry Element.** The existing sign/architectural element currently located in the Auburn Boulevard frontage that identifies Stock Ranch Plaza would be relocated east within the frontage.
- **Adjustments to Aggregate Sign Areas and Lettering Sizes.** The sign program currently identifies the maximum amount of building signage and maximum letter heights for signs by tenant size. The proposed modifications would increase the amount of aggregate building signage allowed for tenants with fewer than 100,000 square feet (all tenants except Costco and Walmart) and make adjustments to the lettering sizes.

Proposed revision to Section 5.F on page 61 of the Guide:

### 5.F Landscape (page 61)

Main Entry Commercial/Retail at Auburn Blvd

The entry of the project shall be dramatic in appearance. Symmetrical, boulevard tree plantings on both sides of the main entry drive shall be used. Curbed areas where drives meet streets should be checked for visibility impairment as a result of signage and plantings. The main entry feature to this district shall consist of a monument **sign and/or other** sculptural feature that is visible to vehicles and is in character with the architectural style of the Auburn Commerce District.

## 5.L Signage (pages 79-82)

For the Stock Ranch commercial areas, the City of Citrus Heights requires high quality signage. To the City, high quality denotes a family of signage whose designs are simple and elegant. High quality materials, subtle lighting, and well-designed landscaping are important visually to the City. The signs shall be designed to be complementary to the architecture and design elements of the surrounding buildings. The signs should be of pleasing proportion and appropriate in scale and color. The signs should indicate the presences of the center yet not create visual clutter. The signage should be visible at night yet not be garish or glaring.

The Stock Ranch Plaza Master Sign Program addresses signage for the Auburn Commerce District. The City of Citrus Heights requires a comprehensive signage package for both the Auburn Commerce District and the Sylvan Commerce District. This package shall delineate the Master Sign Program describes a hierarchical family of signs for use throughout the Auburn Commerce District. project. The developer will be responsible for the erection and maintenance of center-related signage while the individual tenants shall the responsibility of complying with the tenant signage elements.

### General

- A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged.
- Final signage plans shall be submitted to the City for design review and approval to construction or erection of signs.

### Auburn Boulevard Signage

- ~~Two~~ One permanent, free-standing, double-faced, primary project monument signs shall be allowed along Auburn Boulevard.
- The primary project monument signs shall not exceed ~~twenty twelve~~ feet (20' 12") in height and ~~fourteen ten~~ feet (14' 10") in width.
- A public art feature shall be located along Auburn Boulevard.
- Pole signs are prohibited.
- Off-site signage or billboard shall not be permitted.
- A logo shall be established for Stock Ranch, and should appear on project entryways.
- Encourage placement of unique center identification banners in parking areas.

### Auburn Commerce District

#### Signage for ~~businesses over 100,000 square feet~~ Major Lots 1 and 2

- The total area of all signs may not exceed five hundred (500) square feet.
- Logo not to exceed eight-four inches (84") in height with secondary feature not to exceed forty-four inches (44").
- Letters on fascia signs shall not exceed seventy-six inches (76") in height, secondary letters not to exceed fifty-three inches (53"). ~~although one letter may be up to eight four inches (84") in height.~~



**Signage for businesses between 65,000 to 100,000 square feet**

- ~~\*— Fascia signs may not exceed two hundred and fifty (250) square feet.~~
- ~~\*— Letters on fascia signs shall not exceed seventy-six inches (76"), although one letter may be up to eighty-four (84") in height.~~

**Signage for ~~businesses between 30,000 to 65,000 square feet~~ Major Lot 3**

- Fascia signs shall not exceed two hundred (200) square feet.
- One primary sign permitted on west elevation; one secondary sign allowed on south elevation.
- ~~\*— Letters on fascia signs shall not exceed sixty inches (60") in height.~~
- Primary Sign Size: Letters on primary sign shall not exceed forty-eight inches (48") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- Secondary Sign Size: Letters on secondary sign not to exceed thirty-six inches (36") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.

**Signage for ~~businesses between 10,000 to 30,000 square feet~~ Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12**

- Fascia signs shall not exceed two one hundred and fifty (150) square feet per linear foot of primary building frontage.
- ~~\*— Letters on fascia signs shall not exceed sixty inches (60") in height.~~
- Sign Size: Not to exceed forty-eight inches (48") or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.

**Signage for businesses under 10,000 square feet**

- ~~\*— Fascia signs shall not exceed two hundred (200) thirty (30) square feet.~~
- ~~\*— Sign Size: Not to exceed forty-eight inches (48") or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.~~
- ~~\*— Typestyle may vary.~~
- ~~\*— Logo marks may be used but will be counted in total sign area allowed.~~

### Center and Directional Graphics

- A comprehensive “place making” graphic program is required for the Auburn Commerce District. This program shall include on-site directional signs with signage specifically relating to the architectural design of the center’s structures. In addition to directional signage, other place-making design elements may include artistic columns, banners (non-textual are preferred), or landscape treatments to denote primary roadways, entries, focal points, and gathering places. Figure 5-17 contains photos illustrating typical elements of a signage/placemaking program.
- Suite numbers shall be ~~six inches (6’’) four inches (4’’) in height.~~
- Business logos shall not exceed two (2) square feet.

### Other Allowable Signage

#### Window Graphics

- Suite numbers shall be ~~six inches (6’’) four inches (4’’) in height.~~
- Business logos shall not exceed two (2) square feet.

#### Soffit Sign

- Suspended soffit signs shall not exceed four (4) square feet.
- A minimum clearance of seven feet, six inches (7’-6’’) shall be maintained between the sidewalk and the bottom edge of the sign.

#### Colors

- Colors within each sign should be harmoniously grouped.
- Sign colors should be compatible with building background colors.

#### Typestyles

- The use of logos and distinctive typestyles is encouraged for all signs.
- Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the City.
- Type may be arranged in one or multiple lines of copy and may consist of upper and/or lower case letters.

## 6.2 Hours of Operation

Section 5.N of the Guide addresses hours of operation for businesses within the Auburn Commerce District. The Guide limits the hours of commercial establishments between 5:00 am and 11:00 pm with exceptions for grocery stores.

Additions to this section of the Guide are proposed to address typical hours for restaurants with bars and hours for restaurants with drive-through lanes. The hours would allow restaurants with bars to remain open until 12:00 midnight (Mon – Thurs) and 1:00 am (Fri and Sat). Note that this provision would not apply to a bar that does not include food service. The proposed amendment would allow restaurants with drive-through lanes to be open until midnight and allow drive-through lane operations (only) until 1:00 am.

Restaurants with bars and drive-thru restaurant uses are conditionally permitted uses in the Guide and the use permit process could be used to impose design features to minimize noise and any anticipated land use conflicts associated with restaurants.

The proposed hours are generally consistent with the hours of operations for similar restaurants in Citrus Heights.

Proposed revision to Section 5.N on page 85 of the Guide:

### 5.N Hours of Operation (page 85)

Due to the proximity of residential development, businesses need to be sensitive to residential areas.

- Commercial establishments may be open between the hours of 5:00 am and 11:00 pm. Grocery stores may be open 24 hours a day if competing grocery stores of similar size within 3 miles are open 24 hours a day.
- Restaurants with bar service may be open from 6:00 am to 12:00 midnight (Sunday through Thursday) and 6:00 am to 1:00 am (Friday and Saturday). No outdoor music on restaurant patios shall be allowed after 10:00 pm.
- Fast-casual and drive-thru restaurants may be open from 6:00 am to 12:00 midnight and the drive-thru window may remain open until 1:00 am. A noise analysis shall be provided for drive-thru restaurants to demonstrate that noise does not exceed City standards.
- There shall be no loading/unloading on the exterior of the building between 11:00 pm and 5:30 am.
- Trash/recycling pick-up are not permitted between 9:00 pm and 7:00 am.

### 6.3 Review of Development Applications

Section 6.B of the Guide addresses review of development applications. The Guide requires that all permits within the Stock Ranch area be considered by both the Planning Commission and City Council.

Development plan review by both the Planning Commission and City Council was appropriate to establish the design and architectural concepts for the overall Auburn Commerce District and to review the two large format tenants (Costco and Walmart). Currently, development plan review for the smaller retail pads is required to ensure that design of the uses is consistent with the conceptual Auburn Commerce District design and architectural concepts approved by both the Planning Commission and City Council in 2003.

Revisions to this section are proposed to limit Development Plan Review to the Planning Commission and to adjust the review of variances and uses conditionally permitted to the Planning Commission, consistent with the Zoning Ordinance and practice elsewhere in the City. The City Council would remain the hearing body for amendments to the Guide, land divisions and appeals of Planning Commission decisions.

References to Development Plan Review are changed to Design Review Permit to reflect the current terminology.

These revisions will result in a more efficient review process for smaller retail pads.

Proposed revisions to Section 6.B on page 89 of the Guide:

#### **6.B Review of Development Applications (page 89)**

##### **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. ~~development plan review~~ design review permit, conditional use permit, etc.), ~~development plan review~~ design review permit for residential subdivisions, and improvement plans for parks, trails, roadways and infrastructure facilities.

Any project subject to a Design Review Permit ~~Development Plan Review~~ 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 ~~Development Plan Review~~ a 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 ~~Development Plan Review~~ a Design Review Permit.

## 6.B Review of Development Applications (page 89) (continued)

3. ~~Development Plan Review~~ Design Review Permit application requirements shall be pursuant to 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. ~~After action by the Planning Commission, the project shall be sent to the City Council for its review and concurrence. The City Council has the authority to concur, modify or deny the Development Plan Review.~~

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. ~~except that the City Council shall also review and approve.~~ All tentative land divisions shall be reviewed and approved by the Planning Commission and 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.

Proposed revisions to Section 6.C on page 89 of the Guide:

## 6.C Design Review Permit Terminology (page 89)

C. Findings for Approval of Projects

1. Development Plan Review

The Planning Commission and/or the City Council, in acting to approve the ~~Development Plan Review~~ 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 provisions and intent of the Guide and Zoning Ordinance where applicable.

**M E M O R A N D U M**

TO: Casey Kempenaar  
City of Citrus Heights

FROM: Kris Steward

DATE: January 22, 2014

RE: Stock Ranch  
West Drive Access Circulation Improvements

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Planning Staff observed circulation constraints along the west drive aisle of the Stock Ranch commercial site and the drive aisles that serve Costco and the fueling station. Staff expressed concerns that the Applebee's restaurant proposed on Pad 12 would compound existing circulation constraints.

In response to Staff's stated concerns, transportation engineer Ken Anderson of KD Anderson & Associates (KDA) reviewed the current operation of the Stock Ranch commercial center's internal circulation system. He reviewed the situation in the vicinity of the main access aisle that extends south from Auburn Boulevard through the access to Costco and to the adjoining Costco parking lot aisles.

KDA prepared a technical memo (January 7, 2015) (Exhibit A) describing the current circulation pattern, constraints and a range of alternatives for improvements. KDA's preferred option is a two way left turn (TWLT) lane because it creates a receiving lane for outbound left turns from Costco and forces westbound through traffic into the far lane to exit the site.

In December, Morton & Pitalo prepared an exhibit of proposed circulation improvements (circulation exhibit) (Exhibit B) for the Stock Ranch drive aisle. We reviewed and discussed a draft of the proposed circulation exhibit with you and Colleen McDuffee at our meeting on December 3, 2014. Subsequent to our meeting, Kevin Becker reviewed the exhibit and requested that we include raised medians as an alternative to the TWLT movement suggested in KDA's memo and previously shown on the circulation exhibit.

At Staff's direction, the circulation exhibit (December 24, 2014) was revised to include raised medians in the turn lane. The addition of the raised medians creates separate left turn lanes for Applebee's and Costco and creates an acceptance lane for Applebee's traffic leaving the site and turning left. The raised medians physically separate turning and through traffic at each location.

Please present the proposed circulation improvements illustrated in the circulation exhibit (December 24, 2014) as the project proposal for circulation improvements. These improvements were designed with input from KDA and Kevin Becker. Ken Anderson will attend meetings of the Planning Commission and City Council to respond to questions regarding the design.

Please let us know if you have questions or if we can provide additional information.

**Attachments:**

Exhibit A: Memo to Kevin Becker from Ken Anderson, January 7, 2015

Exhibit B: Stock Ranch Circulation Improvements, Morton & Pitalo, December 24, 2014

# MEMO

**To:** Kevin Becker, City of Citrus Heights.

**From:** Ken Anderson, KD Anderson & Associates, Inc.

**Date:** 1/7/15

**Re:** Stock Ranch Center: Applebee's Access

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I have reviewed the current operation of the Stock Ranch Center's internal circulation system in order to address the City of Citrus Heights' concerns as they relate to the new Applebee's project. I reviewed the situation in the vicinity of the main access aisle that extends south from Auburn Blvd through the access to Costco and its gasoline sales (i.e., Costco gasoline) and to the adjoining Costco parking lot aisles that lie a little further east.

**Current Situation.** Two lanes of traffic enter the site from the Auburn Blvd signal but they quickly merge into one lane approaching the Costco gasoline aisle (attachment 1). Concurrently traffic leaving from the Costco gasoline aisle, from the east and from the adjoining Costco parking aisles is all trying to use the single northbound lane that widens as it continues past the Applebee's site before becoming multiple lanes at the Auburn Blvd signal (attachment 2).

This configuration and Costco's general layout result in a great number of motorists exiting at the Costco gasoline access. At that point they yield the right of way to traffic approaching from the signal and from their right. They carefully watch traffic arriving from their left to identify an adequate gap in traffic. When a gap is identified they look to their right to see if other traffic is approaching before turning.

I observed numerous vehicle conflicts at this location midday Saturday, and traffic waiting to turn left from the Costco gasoline sales aisle queued back to the Costco door at that time. The existing single lane approaches lack the capacity to accommodate the peak traffic demand. That created long queues. Because the attention of exiting motorists is focused on traffic arriving from the left, they often pulled out in front of traffic arriving from the right. This problem is complicated by the presence of parking aisles to the immediate east, as motorists leaving those aisles turn immediately into the vehicles leaving the Costco gasoline aisle. This issue is also a problem whenever a westbound vehicle turns left into the Costco gasoline aisle.

However, it is important to note that the queueing I observed does dissipate, and sometimes there is no queue at all. Conversely, I did not observe that traffic at the Auburn Blvd signal on Saturday has any effect on the problem area. Vehicles did not queue back from the signal as far as the Applebee's driveway.



In my opinion, the current situation would make it extremely difficult to turn left out of the planned Applebee's driveway during peak periods, and motorists trying to turn left into Applebee's will further delay exiting Costco traffic.

**Improvement Options.** I considered alternatives for improving the situation and creating a way to safely accommodate Applebee's.

**All-Way Stop.** Because this option would have low cost, I considered whether it would be feasible to install an all-way stop on the main aisle at the Costco gasoline aisle. While this plan would assist Costco customers and shorten the queue of waiting traffic on that approach, it has several drawbacks. First, a queue of southbound traffic leaving the signal and stopping at the all-way stop will be created. This queue will regularly block access to Applebee's, and there might be times when the new queue reaches back to Auburn Blvd. The all-way stop will also create a queue on the westbound approach that may block access to the adjoining aisles. ***I don't recommend installing an all-way stop alone.***

**Provide More Lanes on the Main Aisle.** Additional lanes could be made available on the main aisle, and these lanes would reduce congestion near the Applebee's entrance. Greg Bardini and I have worked on concepts for this work.

Exiting motorists are not able to identify those inbound vehicles that are turning right as few use their signals and both through traffic and right turns are in one lane. If a second inbound lane continued from the Auburn Blvd signal past the Applebee's and dropped at the Costco gasoline access, traffic headed to the Costco gasoline sales would be separated from traffic continuing to the east. Exiting motorists would be able to identify those inbound vehicles that are turning right, and they will be able to make their left turn sooner without waiting for the right turns to reach the intersection. This will reduce delays.

As noted earlier, merging all the westbound traffic into one lane is a problem today. Creating two westbound lanes through the Costco gasoline access intersection would help separate exiting motorists from other westbound traffic. This would also reduce delay on the exit and provide a margin of safety in the area where vehicles are today competing for the same space. There are three options for configuring the second lane:

1. The second lane could be striped as a Two Way Left Turn (TWLT)
2. Separate left turn lanes at Costco and at Applebee's
3. As a second through lane

I think the TWLT lane is the best option, since it creates a receiving lane for outbound left turns from Costco and will force westbound through traffic into the far lane. It would also provide a place for westbound left turns, whether into the Costco gasoline aisle or into the Applebee's entrance. The lane can also be used by left turns exiting Applebee's.

KDA

Creating separate left turn lanes would protect Applebee's traffic but would appear to be less beneficial for the traffic at the Costco intersection. Vehicles exiting Costco would still be attempting to merge into a single outbound lane along with other traffic leaving the site.

Creating a second through lane would not directly benefit Applebee's movements but would improve outbound Costco flow somewhat. Costco delays would probably be greater than with the TWLT lane.

**Implementation.** Implementing the preferred option may require physically widening the main entrance in the area of the Costco gasoline aisle, and eventually there will be a need to extend this treatment to the east to minimize conflicts between turning vehicles as the balance of the center is occupied. While it is possible to handle automobiles in relatively narrow lanes when they are traveling in a straight line, turning vehicles require more space. Minimum lanes of 10 feet are possible without turning, but more width is needed to turn and a standard lane is 12 feet wide. This issue will need to be worked out with the City as final improvement plans are drawn.

A developer sponsored plan has been prepared with input from the City (attached). That plan incorporates separate left turn lanes for Applebee's and Costco and creates an "acceptance" lane for Applebee's traffic leaving the site and turning left. The City has suggested that raised median be installed to physically separate turning and through traffic at each location. This option would reduce conflicts for Applebee's traffic.

*KDA*





Google earth

feet  
meters

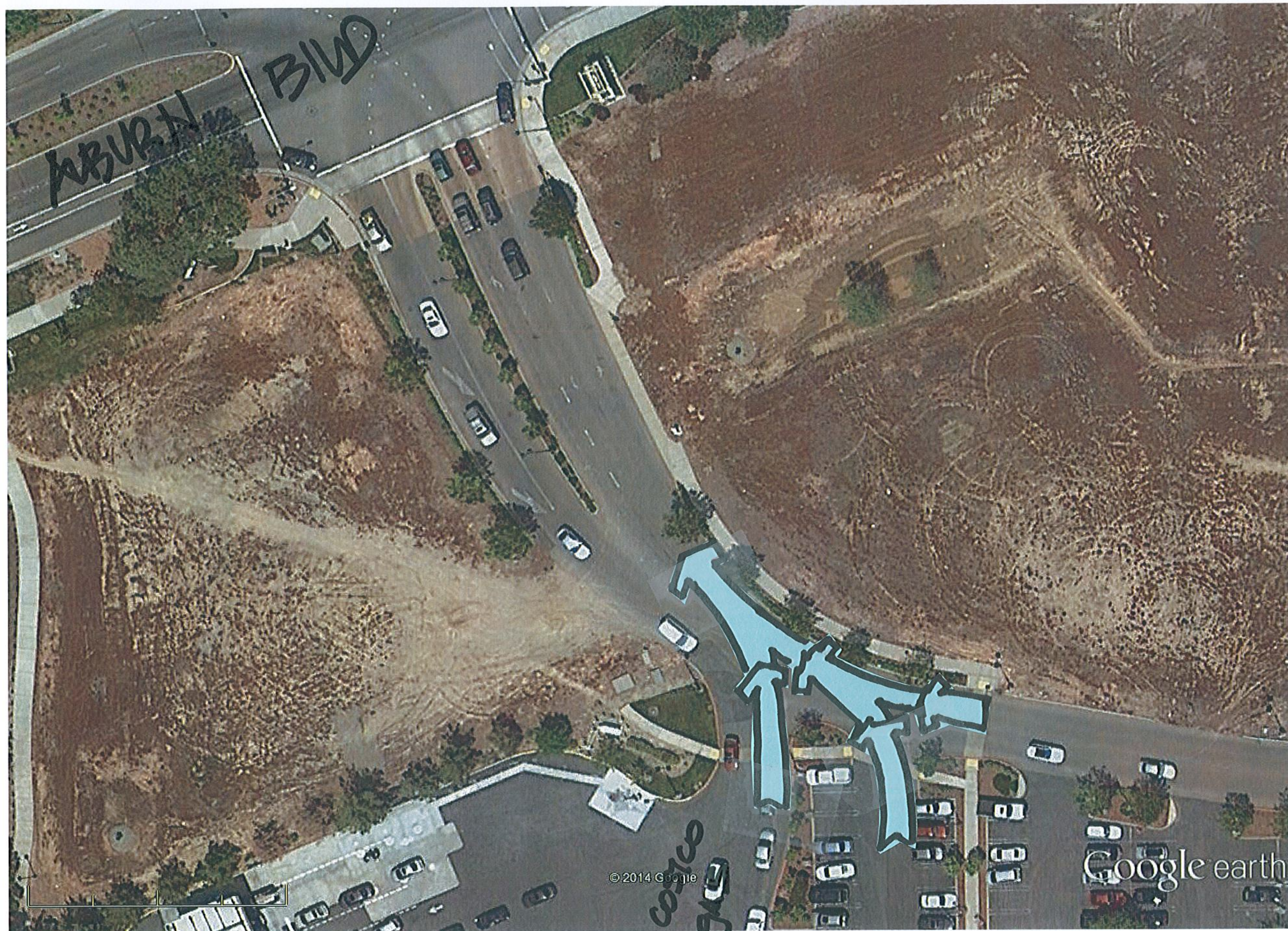
INBOUND ISSUE CREATED BY SINGLE LANE

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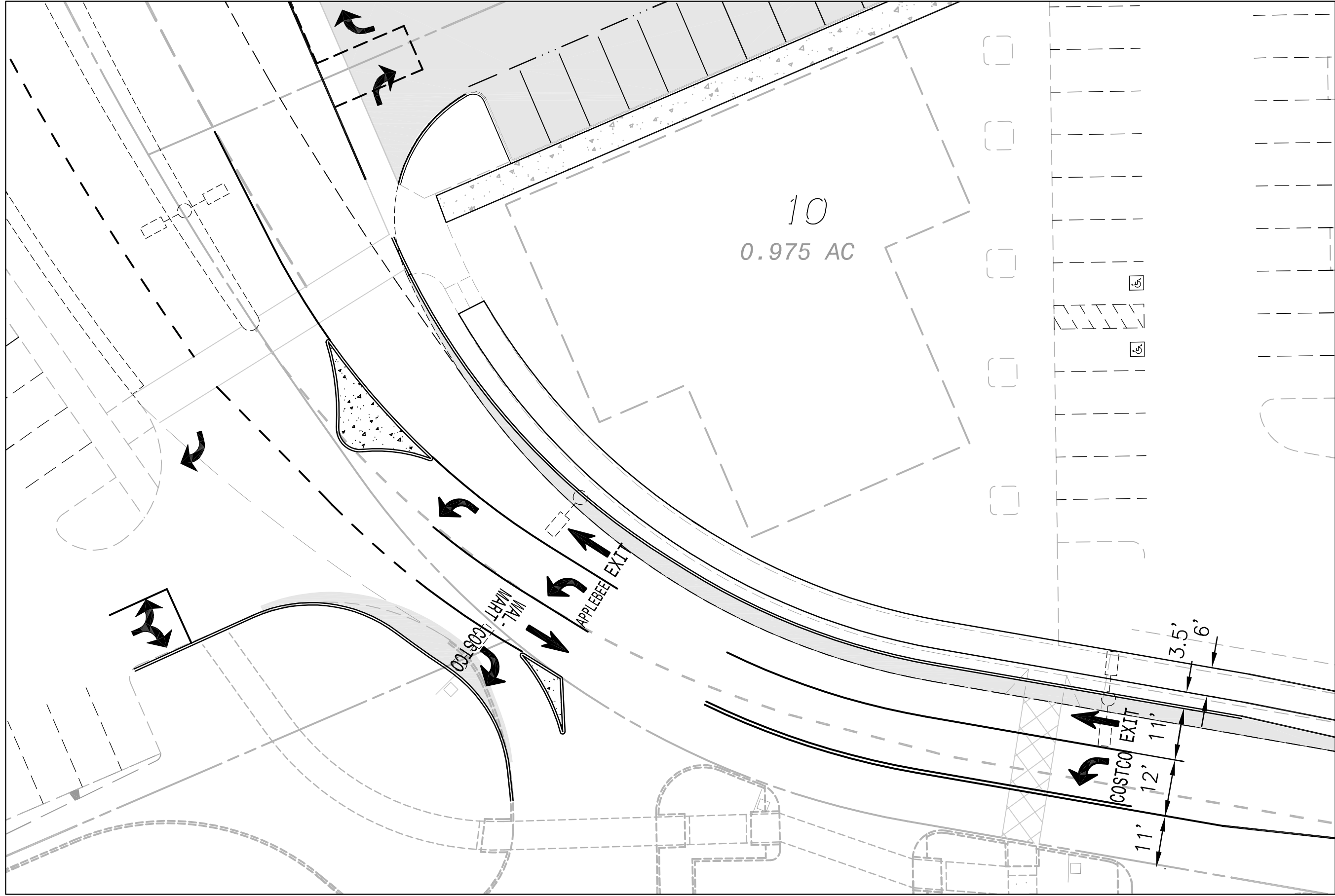
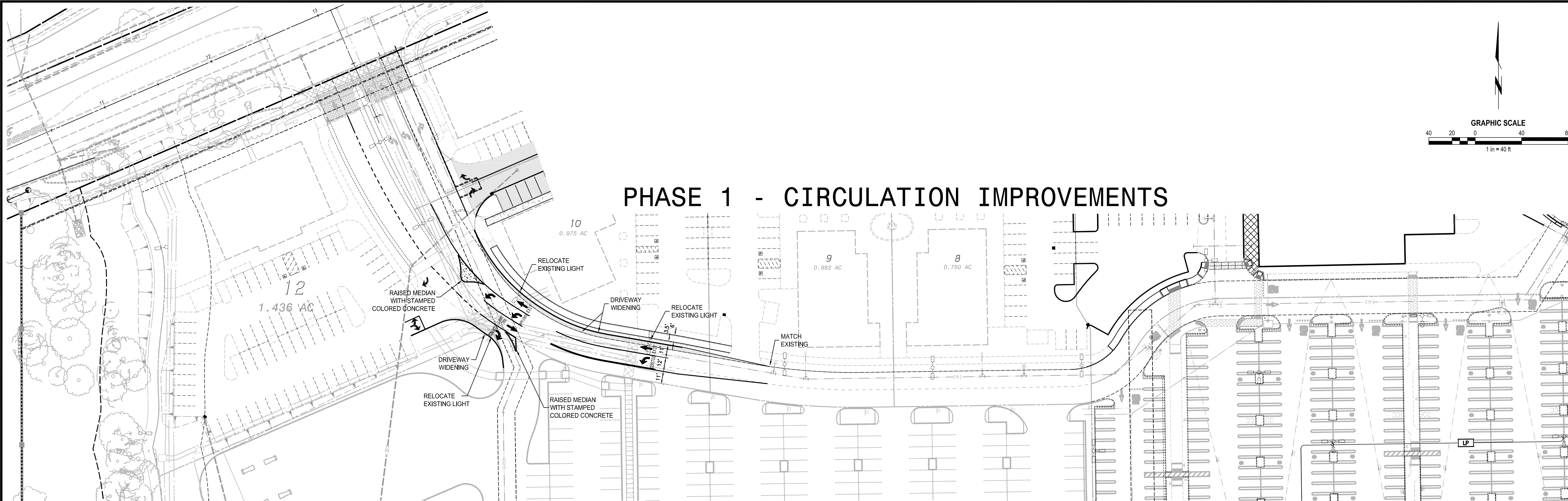
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KSA









DETAIL

**Exhibit B**

<p>SCALE:</p> <p>HORIZ. 1" = 30'</p> <p>VERT. 1" = N/A</p>	<p>BENCH MARK</p>	<p>COMPUTED</p> <p>DESIGNED</p> <p>DRAWN</p> <p>PROJ. ENGR.</p>		<p><b>mp</b></p> <p><b>MORTON &amp; PITALE, INC.</b></p> <p>CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING</p> <p>LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING</p> <p>75 Iron Point Circle, Suite 120 • Folsom, CA 95630</p> <p>phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770</p> <p>survey email: staking@mpengr.com • web: www.mpengr.com</p>	<p>IMPROVEMENT PLANS FOR</p> <p><b>STOCK RANCH</b></p> <p><b>CIRCULATION IMPROVEMENTS</b></p> <p><b>MAIN DRIVE WIDENING</b></p> <p>CITRUS HEIGHTS, CALIFORNIA</p>	<p>DATE</p> <p>12.24.2014</p> <p>SHEET</p> <p>1</p> <p>OF</p> <p>1</p>
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**Stock Ranch Plaza – Amendments to Guide for Development**  
**Presentation - Rusch Park Neighborhood Association (RPNA) – Area 2**  
**May 15, 2014**

**1. Signage.**

- Supportive of proposed signage as designed.
- Lighting for signage should be directed away from residential areas.
- Signage should not block line of site for vehicles entering/exiting site.
- Signs should be perpendicular to Auburn Boulevard.
- Existing wheat thresher signage should remain in frontage, relocating it along frontage is okay.

**2. Hours of Operation.**

- Neighborhood considers Stock Ranch Plaza as more neighborhood in nature and they make the distinction that late hours are appropriate for restaurants near Sunrise Mall, not Stock Ranch.
- For sit down restaurants with a bar:
  - Ensure that late night noise is contained inside building (i.e. live bands, big events, etc.)
  - City should review noise for outdoor patio areas.
  - It is nice that there will be a sit down restaurant or two in the neighborhood.
  - Applebee's is desirable. When will it open?
  - It was noted that westernmost parcel (Parcel 12) is adjacent to Crosswoods RV storage area, so there are no neighbors adjacent to Parcel 12.
  - Suggestion for the following hours: Sun-Thurs close at 12 midnight and Friday and Saturday close at 1 am.
  - Concern for drunk people leaving restaurants and entering neighborhoods, what will they do to neighborhoods.
  - Ensure that deliveries are made earlier in the day, not late night.
- For fast food restaurants:
  - Support for separate close times for lobby and drive thru.
  - Opposition to 3 am drive thru close time. Drive thrus should close at 1 am.
  - Too much risk for crime with businesses open late night. Kids will go to fast food and then vandalize.

**3. Planning Commission Approval of Entitlements.**

- Include language in revisions to Guide stating that Planning Commission action can be appealed to City Council.

**General Comments**

- Stop signs need to be added to intersection of Costco's westernmost north/south drive aisles at the intersection with the main access road. Traffic outbound from Costco dart across drive aisle toward signal. Stop signs would slow traffic and reduce conflict with inbound customers.
- Developer should eliminate a portion of pad area to construct a town square or other park-like feature. It would reduce traffic and create place from community to meet.
- Suggested tenants: Applebee's, LaBou, Panera, Black Bear Diner, Habit Burger, Starbucks, Costa Vida.
- An additional access should be added to project if commercial pads are constructed. [new driveway is planned on Auburn Blvd.]

**Stock Ranch Plaza – Amendments to Guide for Development  
Presentation – Arcade Creek Neighborhood Association (ACNA) – Area 4  
June 3, 2014**

**1. Signage.**

- Can the signage "advertise" the Stock Ranch Nature Preserve.
  - Possibly on bottom of monument sign.
- Like the proposed signage as designed.

**2. Hours of Operation.**

- What about noise?
- Where will Applebee's be located?
- Good that it's (Applebee's) adjacent to Crosswood's storage area.

**3. Planning Commission Approval of Entitlements.**

- No questions or comments other than clarification on how city reviews occur today.

**4. Addition of Drive Thru Use(s).**

- Hours for drive-thru uses should be considered
- Where are the drive-thru uses located?
- Don't see a problem with another drive thru use.

**General Comments**

- Internal Circulation
  - One member has already had a crash with another car due to bad circulation.
  - Entry road starts at two lanes each way and narrows to one lane each direction. Doesn't work well.
  - Can a stop sign be added on the Costco driveways to avoid conflicts between cars northbound out of Costco headed toward signal and cars inbound from signalized intersection.
  - Can a warning light be added?
- Future Tenants
  - Is Applebee's confirmed?
  - What other restaurants are coming? More restaurants are needed.
  - Is Bank of America coming? Are they closing their other location on Auburn Boulevard?
- Whatever happened to Fresh 'n Easy? Will a grocery store be in the center?
- Why doesn't Dignity Health medical office building go in Stock Ranch rather than City Hall?
- Do we really need new stores in the City with so many empty stores?



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Tel. 916-444-5551

1017 L Street, #225 Sacramento, CA 95814

e-mail: David@ForPublicSafety.com

www.ForPublicSafety.com

18 September 2014

Casey Kempenaar  
Senior Planner  
City of Citrus Heights  
6237 Fountain Square Drive  
Citrus Heights, CA 95621-5577

Re: 7000 Auburn Blvd. development proposal  
SPA 14-01

Mr. Kempenaar:

Please include this correspondence with the information provided to the Planning Commission and City Council as an opposition to the proposed development. At the time of the original proposed development of the parcel, many of us wrote in opposition based upon, among other concerns, the impact of large trucks and increased vehicular traffic on the street surfaces along the proposed truck route, i.e., Interstate 80 on Greenback Lane to Auburn Blvd. and Auburn Blvd to the Costco entrance. At both the Planning Commission and City Council hearings, residents were assured that the impact fees which would be assessed would guarantee that the streets were properly maintained.

These assurances have proved to be false. Regardless of fault, i.e., the tenants or the tenants' vendors, a cursory examination of the street surfaces confirms that overweight trucks are damaging the streets as is demonstrated by (1) the cupping of the surface and (2) the cracking of the asphalt at intersections of Greenback/Garfield, Greenback/Auburn, Auburn/Chatham (repeatedly at the same location, the surface fails), Auburn/Van Maren, and Auburn/San Tomas. The intersections at Auburn/Van Maren is especially concerning because it is used for access to the library and on too many occasions, I have observed senior citizens from the senior residence at the same intersection, special needs juveniles and individuals with sight limitations based upon the walking stick they were using attempting to avoid the broken and uneven asphalt surface.

The deterioration of the streets is directly related to the increased traffic flow associated with two businesses, Costco and Walmart, especially overweight trucks. Automobiles, although causing general wear on the surface, cannot and do not cause weight fissures and cupping of the street surface. On the east bound side of Auburn immediately prior to the Costco entrance, there are holes in the surface which have remained unrepaired for over a year.

Before the City approves any further alterations of the property, the City must require that the parcel owner in the form of increased fees to the tenants, adequately fund the City's maintenance costs of Auburn Blvd. due to the tenants vendors vehicles abuse of weight





**Taxpayers for  
Improving  
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Safety**

Tel. 916-444-5551

1029 K Street, Suite 25 Sacramento, CA 95865

e-mail: [David@ForPublicSafety.com](mailto:David@ForPublicSafety.com)

[www.ForPublicSafety.com](http://www.ForPublicSafety.com)

limits and increased customer vehicular traffic.

Although there is no doubt that both Walmart and Costco generate significant revenues for the City in the form of sales tax, if the cost of street maintenance and public safety exceed those tax revenues, the City must alter the revenue structure to assure that at a worst case, there is no negative impact. Wherefore, as a condition of any site improvement, the land owner must be compelled to provide a revenue source to assure that the tenant's impacts on streets and public safety are sufficient to cover the cost to the City, including litigation claims for injuries caused by the faulty pavement.

I look forward to your response. I can best be reached for clarification at my home office telephone number of (916) 729-1635 or at my cellular telephone number of (916) 203-3000 in that the State Legislature has adjourned until the start of the new session in December.

Yours truly,

David Warren



C & S PROPERTIES, LTD.  
1939 HARRISON STREET  
OAKLAND, CA 94612

MORTON & PITALO, INC.  
1788 TRIBUTE ROAD  
SUITE 200  
SACRAMENTO, CA 95815

211-0280-05  
211-0270-12 (PORTION)

67.2± AC

VACANT; COMMERCIAL (SC)

COMMERCIAL (SC)

## PARKING STATISTICS

REGULAR STALLS (9' MIN X 19' MIN)	1,039
COMPACT STALLS (8' MIN X 17' MIN)	145
HANDICAP ACCESSIBLE (14' MIN X 18' MIN)	32
HANDICAP VAN ACCESSIBLE (17' MIN X 18' MIN)	9
COSTCO REGULAR STALLS (10' MIN X 20' MIN)	547
COSTCO COMPACT STALLS (9' MIN X 20' MIN)	151
COSTCO HANDICAP ACCESSIBLE (14' MIN X 20' MIN)	14
COSTCO HANDICAP VAN ACCESSIBLE (17' MIN X 20' MIN)	2
<b>TOTAL PARKING PROVIDED</b>	<b>1,930</b>

SAN JUAN UNIFIED SCHOOL DISTRICT

PACIFIC GAS &amp; ELECTRIC

ROSEVILLE TELEPHONE

SACRAMENTO MUNICIPAL UTILITIES DISTRICT

CITRUS HEIGHTS WATER DISTRICT

SAC REGIONAL SANITATION DISTRICT NO. 1

SACRAMENTO METROPOLITAN FIRE DISTRICT

STORM DRAINAGE

PARK & RECREATION  
POLICE PROTECTION

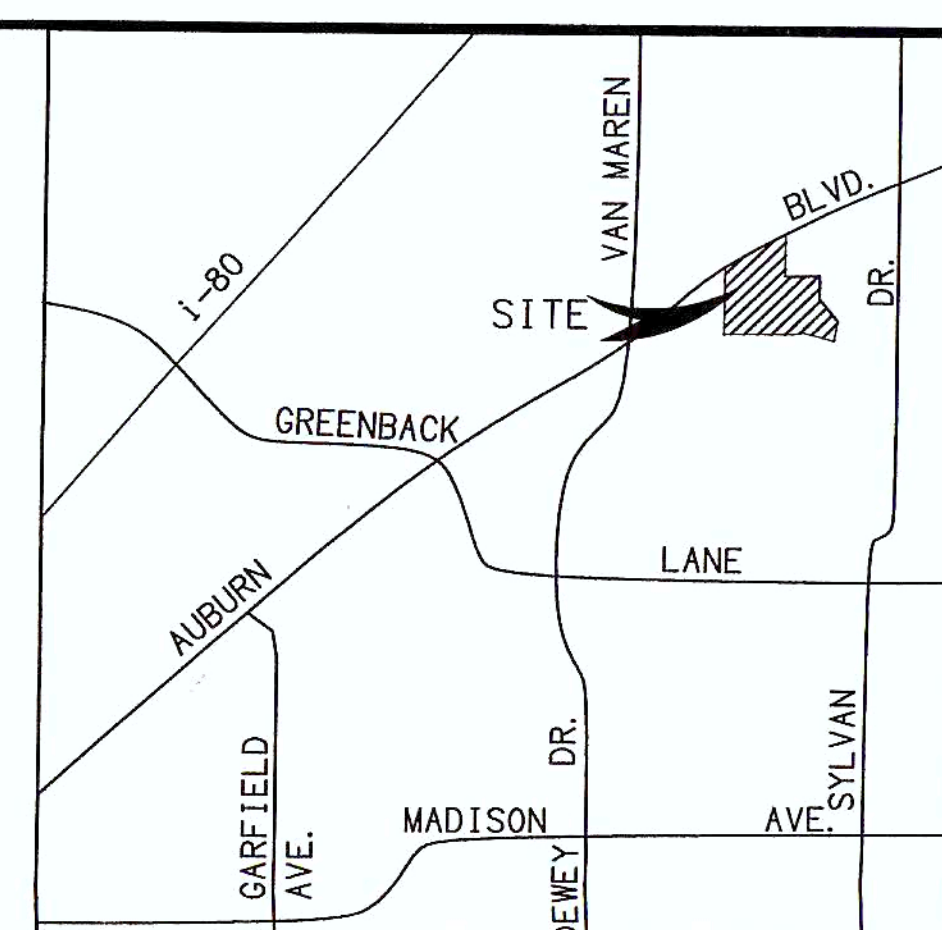
**CITY OF CITRUS HEIGHTS, CALIFORNIA**

SCALE: 1"=60'

DATE: AUG. 4, 2003












DAVID DABCOCK  
& ASSOCIATES

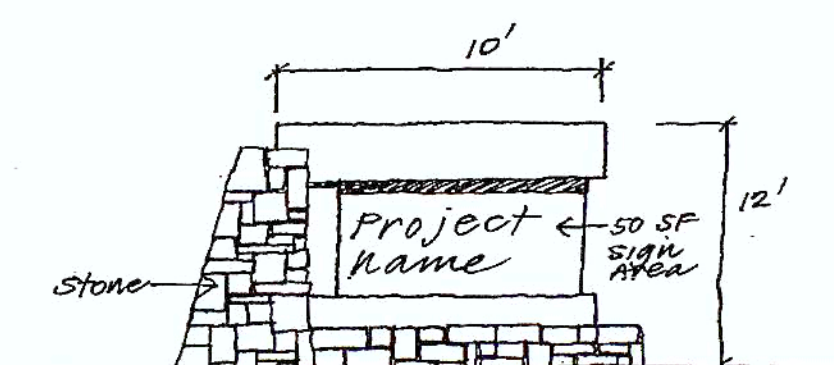
3581 MT. DIABLO BLVD., SUITE 235  
LAFAYETTE, CALIFORNIA 94549  
TEL: (925) 283-5070 FAX: (925) 283-4823  
[www.dhsbrook.com](http://www.dhsbrook.com)



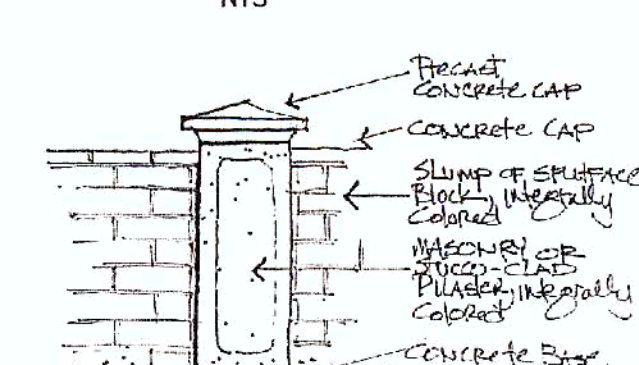
### VICINITY MAP

**LEGEND**

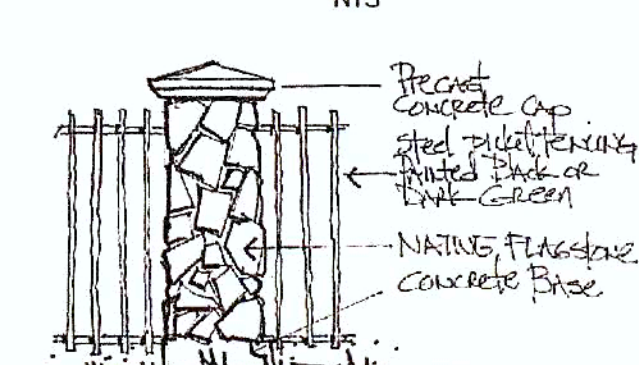
ESMT	EASEMENT
FNC	FENCE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
	EXISTING BOUNDARY LINE
	PROPOSED PARCEL LINE
	PROPOSED BUILDING LIMIT LINE
	PARKING SPACE NUMBER
	COMPACT PARKING SPACE
	PROPOSED TRASH ENCLOSURE
	COLORLED SCORED CONCRETE PAVEMENT
	COLORLED STAMPED ASPHALT
	SCORED CONCRETE PAVEMENT (BRUSHED CHECKERBOARD)
	PROPOSED POLE LIGHTS
	TREE TO BE REMOVED



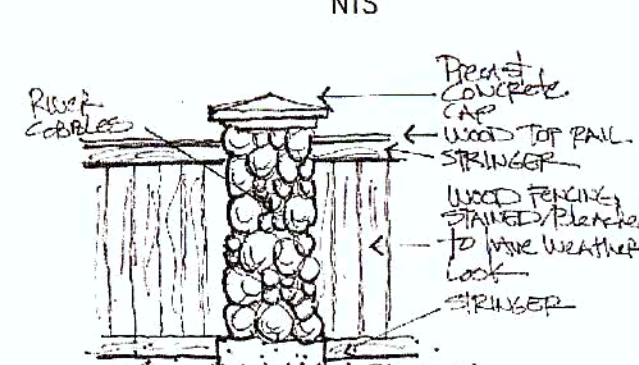
MONUMENT SIGN DETAIL



*BLOCK WALL DETAIL*



### OPEN RAIL FENCE DETAIL



WOOD FENCE DETAIL



DECORATIVE LIGHTING DETAIL

The site plan illustrates the proposed development for a Costco Wholesale facility. The main building complex consists of Major A (148,663 SF Building + 8,065 SF Garden Center = 156,728 SF Total) and Major B (150,584 SF Total including Garden Center, with 137,404 SF Retail). Other structures include Rest. L (7,000 SF), Rest. K (9,500 SF), Rest. J (6,050 SF), Rest. I (6,000 SF), Rest. H (6,000 SF), Rest. G (5,000 SF), Ret. F (5,000 SF), and Ret. E (8,525 SF). Major C is a large 40,000 SF structure. The plan also shows Lot A Open Space (For Dedication to Public), Off-Stream Storage, and Lots B and C. Key infrastructure includes Frontage Road, Auburn Boulevard, Coachman Way, and various drive aisles (e.g., 30' Drive Aisle, 40' Drive Aisle). Environmental features include West Detention Basin, East Detention Basin, and existing 100-year floodplain lines. Utility elements like transformers, compactors, and pedestals are indicated. The plan includes detailed insets for Monument Sign Detail, Block Wall Detail, Open Rail Fence Detail, Wood Fence Detail, and Decorative Lighting Detail.

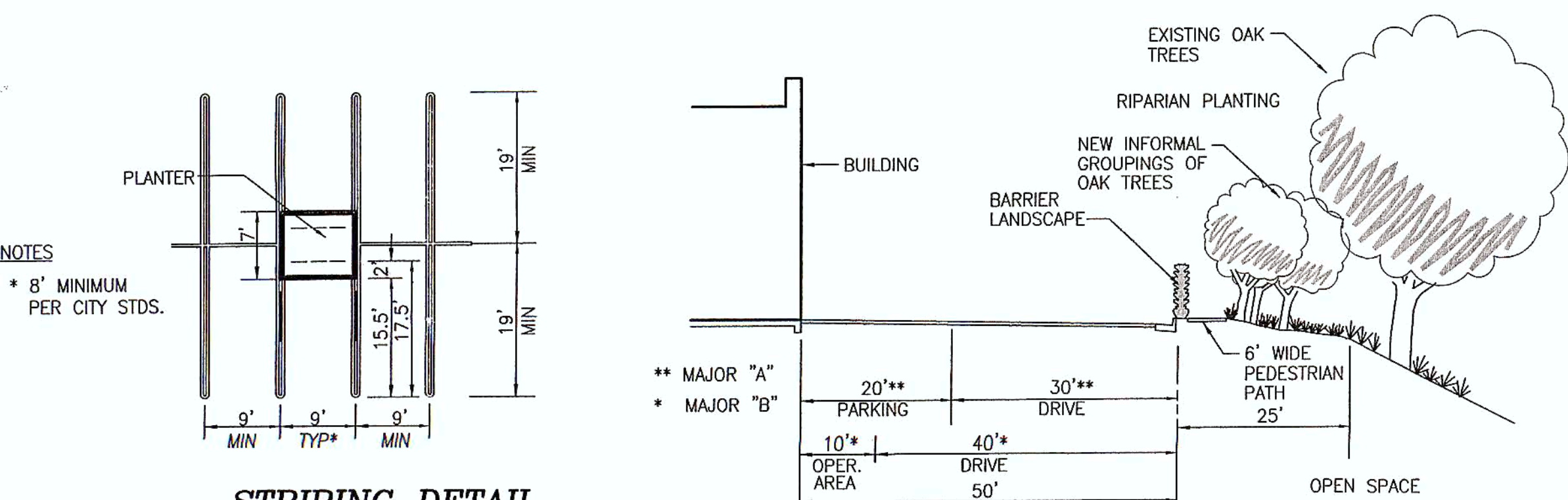
Structure	Type	Square Footage
Major A	Building	148,663 SF
Major A	Garden Center	8,065 SF
Major A	<b>Total</b>	<b>156,728 SF</b>
Major B	<b>Total incl. Garden Center</b>	<b>150,584 SF</b>
Major B	Retail	137,404 SF
Rest. L	Restaurant	7,000 SF
Rest. K	Restaurant	9,500 SF
Rest. J	Restaurant	6,050 SF
Rest. I	Restaurant	6,000 SF
Rest. H	Restaurant	6,000 SF
Rest. G	Restaurant	5,000 SF
Ret. F	Retail	5,000 SF
Ret. E	Retail	8,525 SF
Major C	Warehouse/Storage	40,000 SF

## DEVELOPMENT STATISTICS

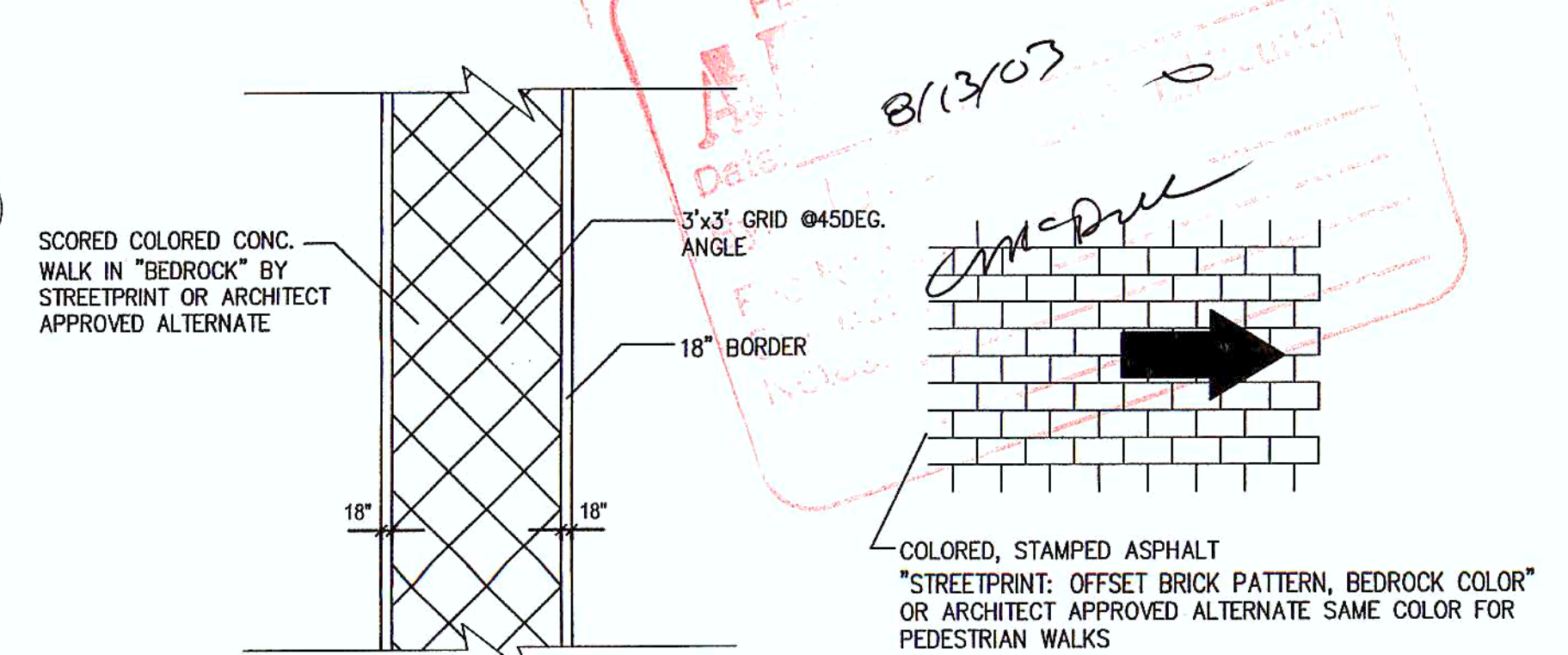
		BUILDING AREA (sf)	MAX. PAD AREA (SF)	CITY PARKING REQ'D	CITY PARKING RATIO	TENANT PARKING REQ'D	TENANT PARKING PROVIDED	PARKING RATIO PROVIDED	LOT AREA (ACRES)
PCI	BUILDING								
1	MAJOR A (COSTCO)	148,663		669	4.50	714	714	4.80	13.19
	—COVERED GARDEN	6,913		31	4.50	N/A	N/A	N/A	
	—UNCOVERED GARDEN	1,152	307,312	1	1.00	N/A	N/A	N/A	
2	MAJOR B (RETAIL)	137,404		618	4.50	687	660	4.80	
	—COVERED GARDEN	3,720		17	4.50	N/A	N/A	N/A	11.56
	—UNCOVERED GARDEN	9,463		10	1.00	N/A	N/A	N/A	
3	MAJOR C	40,000	41,000	180	4.50	180	183	4.82	3.55
4	RETAIL D	9,000	14,000	41	4.50	41	41	4.50	0.81
5	RETAIL E	8,525	9,000	38	4.50	38	38	4.50	1.08
6	RETAIL F	5,000	6,000	23	4.50	23	23	4.50	0.64
7	RESTAURANT G (D—U)	5,000	6,000	50	10.00	50	50	10.00	0.81
8	RETAIL H	6,000	6,000	27	4.50	27	27	4.50	0.76
9	RETAIL I	6,000	6,000	27	4.50	27	41	6.83	0.97
10	RETAIL J	6,050	7,000	27	4.50	27	38	6.28	0.98
11	RETAIL K	9,500	10,000	43	4.50	43	43	4.50	1.14
12	RESTAURANT L	7,000	8,000	70	10.00	70	71	10.00	1.46
A	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28.04
B	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.21
	TOTALS	400,362	420,312	1,872	4.52	1,922	1,938	4.74	87.20

NOTE: ALL PARKING PROVIDED REQUIRES RECIPROCAL PARKING AGREEMENT.

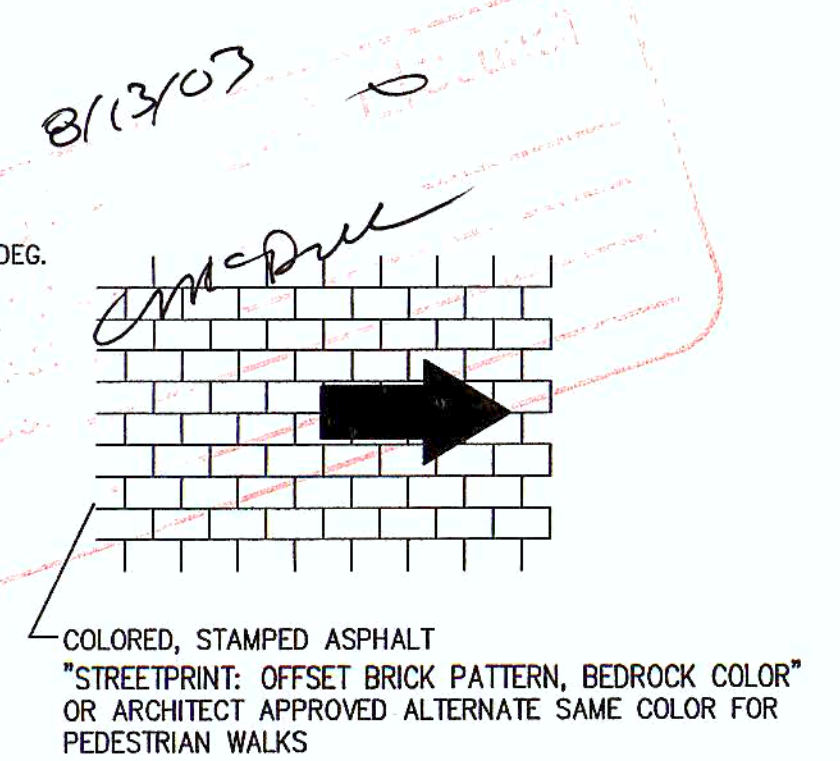
SHEET 1 OF 1



### STRIPING DETAIL

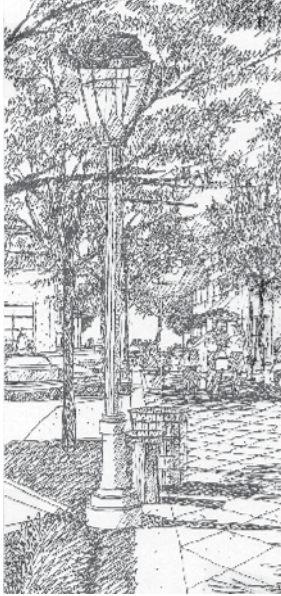


SCORED COLORED CONCRETE  
PEDESTRIAN PATH



STAMPED ASPHALT AT  
DRIVEWAY ENTRANCES





# ***STOCK RANCH***

## ***Guide for Development***

---

***February 2001***

*Amended February 2003*

*Amended December 2008*

[\*Amended March 2015\*](#)





---

## **CREDITS**

### **City of Citrus Heights City Council**

James Shelby, Mayor  
Roberta MacGlashan, Vice Mayor  
Bret Daniels, Council Member  
Bill Hughes, Council Member  
Tim Raney, Council Member

### **City of Citrus Heights Planning Commission**

Jeffrey A. Slowey  
Anthony J. Makarczyk  
Jack E. Duncan  
JoHanna Hawthorne  
Sean W. Harbaugh  
Harry Pelliccione  
Rita Rae Perry

### **City Staff**

Henry Tingle, City Manager  
Janet Ruggiero, FAICP, Community Development Director  
Rhonda Sherman, Economic Development Coordinator  
Colleen McDuffee, AICP, Senior Planner  
Jeff Gonzalez, Associate Engineer

### **Consultant Team**

EIP Associates  
LPA Sacramento  
Fehr & Peers  
Morton & Pitalo

**This guide includes the following amendments:**

**Resolution 2002-89**

**Resolution 2002-112**

**Resolution 2003-25**

**Resolution 2008-117**

**[Resolution 2015-](#)**

## SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- If shopping cart storage is provided on the exterior of buildings, it shall be designed as an integral part of the building architecture. Such storage areas shall not interfere with pedestrian walkways.

### General

- Except for variations stated herein, Stock Ranch off-street parking shall be in minimum conformance with the City's parking standards.
- Where there are exclusive office or residential uses, the City's parking standards for office or residential shall apply.
- Fifty percent (50%) of the parking lots surface area shall be shaded within fifteen (15) years of initial planting.
- The size of a single surface parking lot shall not exceed four (4) acres, unless divided by a building, major drive or major rows of trees.
- The size of all parking spaces shall comply with the City's requirements. Parking may be configured such that parking spaces are 20 feet in length and drive aisles are 24 feet for a total width of 64 feet for two 90-degree parking spaces and the parking aisle.
- Parking lot planter widths for shade trees shall be according to the following:
  - 8'-Large canopy trees
  - 6'-Medium to large canopy trees
  - 6'-Medium to small canopy trees
  - 4'-Small canopy trees
- Parking areas should be screened from public view through landscaping, berming, etc.
- Planters with tree should be placed appropriately throughout parking lot to achieve required shading

- Planters shall be protected by use of raised curbs or wheel stops.
- For the Sylvan Commerce District, discourage parking of vehicles between the street and building. If a side yard is used for parking, the parking lot shall not extend toward the street closer than the front wall of the structure.

### L

### Signage

For the Stock Ranch commercial areas, the City of Citrus Heights requires high quality signage. To the City, high quality denotes a family of signage whose designs are simple and elegant. High quality materials, subtle lighting, and well-designed landscaping are important visually to the City. The signs shall be designed to be complementary to the architecture and design elements of the surrounding buildings. The signs should be of pleasing proportion and appropriate in scale and color. The signs should indicate the presence of the center yet not create visual clutter. The signage should be visible at night yet not be garish or glaring.

The City of Citrus Heights requires a comprehensive signage package for both the Auburn Commerce District and the Sylvan Commerce District. ~~This package shall delineate~~ [The Master Sign Program describes](#) a hierarchical family of signs for use throughout the project. The developer will be responsible for the erection and maintenance of center-related signage while the individual tenants shall have the responsibility of complying with the tenant signage elements.

### General

- A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged.
- Final signage plans shall be submitted to the City for design review and approval prior to construction or erection of signs.

### Auburn Boulevard Signage

- ~~One~~ [Two](#) permanent, free-standing primary project monument sign shall be allowed along Auburn Boulevard.



## SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

The primary project monument sign shall not exceed ~~twelve~~ fifteen feet (~~12~~ 15') in height and fourteen ~~ten~~ feet (~~10~~ 14') in width.

- Pole signs are prohibited.
- Off-site signage or billboards shall not be permitted.
- A logo should be established for Stock Ranch, and should appear on project ~~entryways~~ monument signs.
- Encourage placement of unique center identification banners in parking areas.
- A public art feature shall be located along Auburn Boulevard

### Auburn Commerce District

Signage for ~~businesses over 100,000 square feet~~ Major Lots 1 and 2

- The total area of all signs may not exceed five hundred (500) square feet.
- Letters on fascia signs shall not exceed seventy-six inches (76") in height, although one letter may be up to eighty-four inches (84") in height.

~~Signage for businesses between 65,000 to 100,000 square feet~~

- ~~Fascia signs may not exceed two hundred and fifty (250) square feet.~~
- ~~Letters on fascia signs shall not exceed seventy-six inches (76"), although one letter may be up to eighty-four inches (84") in height.~~

~~Signage for businesses between 30,000 to 65,000 square feet~~ Major Lot 3

- Fascia signs shall not exceed two hundred (200) square feet.
- ~~Letters on fascia signs shall not exceed sixty inches (60") in height.~~
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.
- Primary Sign Size: Letters on primary sign shall not exceed forty-eight inches (48") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- Secondary Sign Size: Letters on secondary sign not to exceed thirty-six inches (36") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.

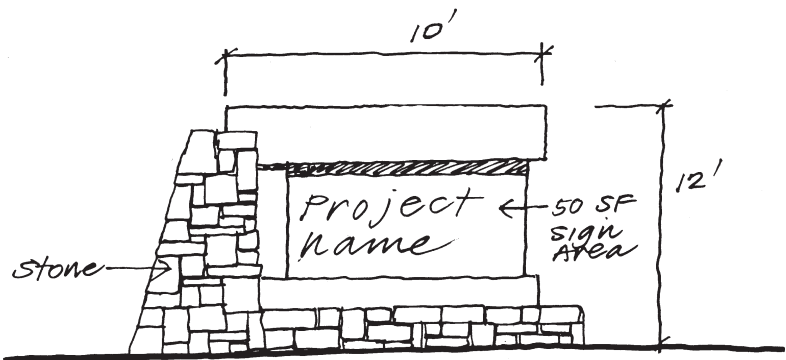


Figure 5-16  
Entry Sign Design



## SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES



*Gathering place marked by banners, fountains, plaza, and clock tower*



*Distinctive landscape marks way to market*



*Distinctive directional signage*

Figure 5-17  
Typical Elements for Signage/Placemaking Program



## SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

~~Signage for businesses between 10,000 and 30,000 square feet~~ Lots 4, 5, 6, 7, 8, 9, 10, 11, and 12

- Fascia signs shall not exceed ~~one hundred and fifty (150) square feet~~ 2 square feet per linear foot of primary building frontage.
- Letters on fascia signs shall not exceed sixty inches (60") in height.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.
- Sign Size: Not to exceed forty-eight inches (48") or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background

~~Signage for businesses under 10,000 square feet~~

- ~~Fascia signs shall not exceed thirty (30) square feet.~~
- ~~Typestyle may vary.~~
- ~~Logo marks may be used but will be counted in total sign area allowed.~~

### Center and Directional Graphics

- A comprehensive "place making" graphic program is required for the Auburn Commerce District. This program shall include on-site directional signs with signage specifically relating to the architectural design of the center's structures. In addition to directional signage, other place-making design elements may include artistic columns, banners (non-textual are preferred), or landscape treatments to denote primary roadways, entries, focal points, and gathering places. Figure 5-17 contains photos illustrating typical elements of a signage/placemaking program.
- Suite numbers shall be ~~four~~ six inches (~~4~~ 6") in height.
- Business logos shall not exceed two (2) square feet.

### Other Allowable Signage

#### Window Graphics

- Suite numbers shall be four inches (4") in height.
- Business logos shall not exceed two (2) square feet.

#### Soffit Sign

- Suspended soffit signs shall not exceed four (4) square feet.
- A minimum clearance of seven feet, six inches (7'-6") shall be maintained between the sidewalk and the bottom edge of the sign.

#### Colors

- Colors within each sign should be harmoniously grouped.
- Sign colors should be compatible with building background colors.

#### Typestyles

- The use of logos and distinctive typestyles is encouraged for all signs.
- Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the City.
- Type may be arranged in one or multiple lines of copy and may consist of upper and/or lower case letters.

## SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- Refuse collection enclosures should be designed with the same materials, finishes, and colors as the adjacent building. Solid metal gates shall be provided.
- Refuse collection areas shall be designed and located so as to be convenient for deposit of refuse generated on-site.
- Trash enclosures shall not be permitted within the streetside building setback.
- Trash enclosures shall have a minimum three foot (3') wide landscape planter on all non-accessible sides.
- Refuse collection vehicles are to have clear and convenient access to these areas.
- Service vehicle activities shall not disrupt the efficient flow of on-site and off-site traffic.
- Transformers, where required, shall be screened as described for trash enclosures, or by using landscape screening devices such as five-gallon shrubs at three foot (3') on center, minimum.
- Forklifts shall be battery-operated or propane-fueled (clean-burning fuels only) to reduce noise impacts on residential areas.

### Outdoor Storage

- Outdoor storage shall be screened from public view through a combination of building design, landscaping/berming, and location.
- The use of free-standing storage facilities, cargo containers, trailers, etc. is expressly prohibited.
- Height of storage in an outdoor area or garden center shall not exceed the height of its screening (Figure 5-18). Outdoor screening may not exceed 18' in height.

### Outdoor Display

- Outdoor displays are limited to areas approved by the City during ~~development plan~~ [design review](#).
- Outdoor displays shall require approval of an operating agreement between the City and the tenant.



# SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

N

## Hours of Operation

Due to proximity to residential development, businesses need to be sensitive to the residential areas.

- Commercial establishments may be open between the hours of 5:00 AM and 11:00 PM. Grocery stores may be open 24 hours a day if competing grocery stores of similar size within 3 miles are open 24 hours a day.
- There shall be no loading/unloading on the exterior of the building between 11:00 PM and 5:30 AM.
- Trash/recycling pick-ups are not permitted between 9:00 PM and 7:00 AM.
- [Restaurants with bar service may be open from 6:00 am to 12:00 midnight \(Sunday through Thursday\) and 6:00 am to 1:00 am \(Friday and Saturday\). No outdoor music on restaurant patios shall be allowed after 10:00 pm.](#)
- [Fast-casual and drive-thru restaurants may be open from 6:00 am to 12:00 midnight and the drive-through window may remain open until 1:00 am. A noise analysis shall be provided for drive-through restaurants to demonstrate that noise does not exceed City standards](#)

O

## Lighting

### General

- Lights shall be placed to direct and control glare, obtrusive light, light trespass, and upward directed, wasted light.
- All light fixtures are to be concealed source /full cut-off fixtures except for pedestrian oriented lights.
- Light standards for parking areas shall not exceed twenty-five feet in height.
- Lighting shall provide a minimum average of 1 foot-candle in parking lots and .25 foot-candles in pedestrian areas. Maximum illumination levels shall not exceed fifteen foot-candles (15 FC) at any point.

- Parking lot lights shall be high pressure sodium, [LED](#) or metal halide, and shall be consistent throughout the Stock Ranch development.
- Lights in parking lot areas shall be on three foot (3') high concrete bases.
- Lights in parking lots shall not be co-located with trees in the planters. The lighting and landscape plan must be fully integrated and coordinated.
- Fifteen foot (15') maximum height pedestrian lights shall be provided along pedestrian ways.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street and residences. Full cut-off luminaires shall be used.
- Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
- The use of low-level lighting to enhance the architecture, landscape, or other features is encouraged.
- Architectural lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement.
- Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are not restricted to lighting only loading and storage location or other similar service areas. All security lighting designs shall be fully shielded (full cut-off) and subject to City approval.
- Strings of white or clear lights shall be allowed on trees and as accents for building details and for holiday decorations.
- Colored lights may be used for holiday decorations.





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. ~~development plan review~~ Design Review Permits, conditional-use permit, etc.), ~~development plan review~~ design review for residential sub-divisions, and improvement plans for parks, trails, road-ways and infrastructure facilities.

Any project subject to ~~Development Plan Review~~ 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 ~~Development Plan Review~~ 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 ~~Development Plan Review~~ Design Review Permit.
3. ~~Development Plan Review~~ 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. ~~After action by the Planning Commission, the project shall be sent to the City Council for its review and concurrence. The City Council has the authority to concur, modify or deny the Development Plan Review.~~

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, ~~except that the City Council shall also review and approve.~~ All tentative land divisions shall be reviewed and approved by the Planning Commission and the City Council. Land divisions may not be ap-proved 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. ~~Development Plan Review~~ Design Review Permits

The Planning Commission and/or the City Council, in acting to approve the ~~Development Plan Review~~ 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.



# APPENDIX B

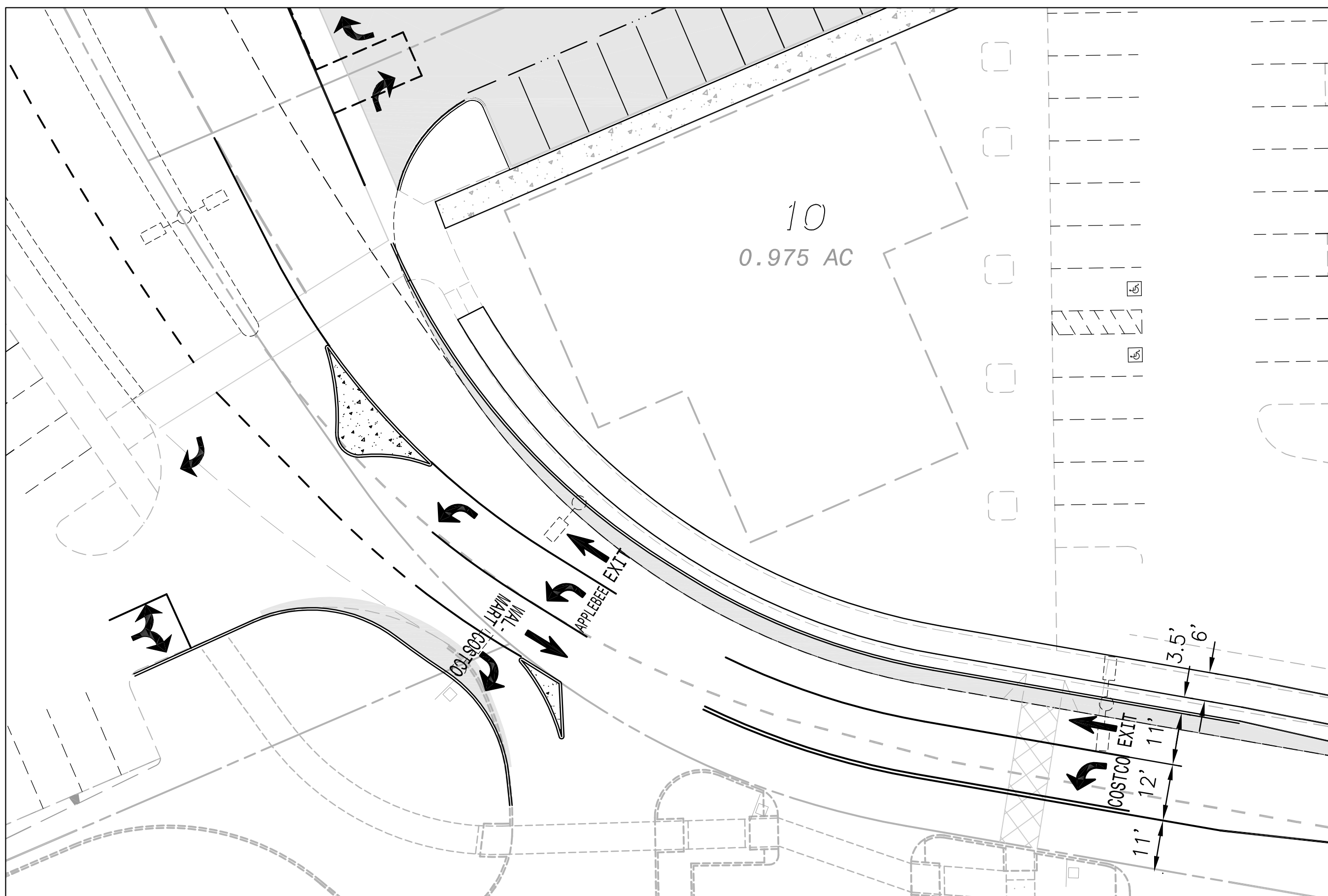
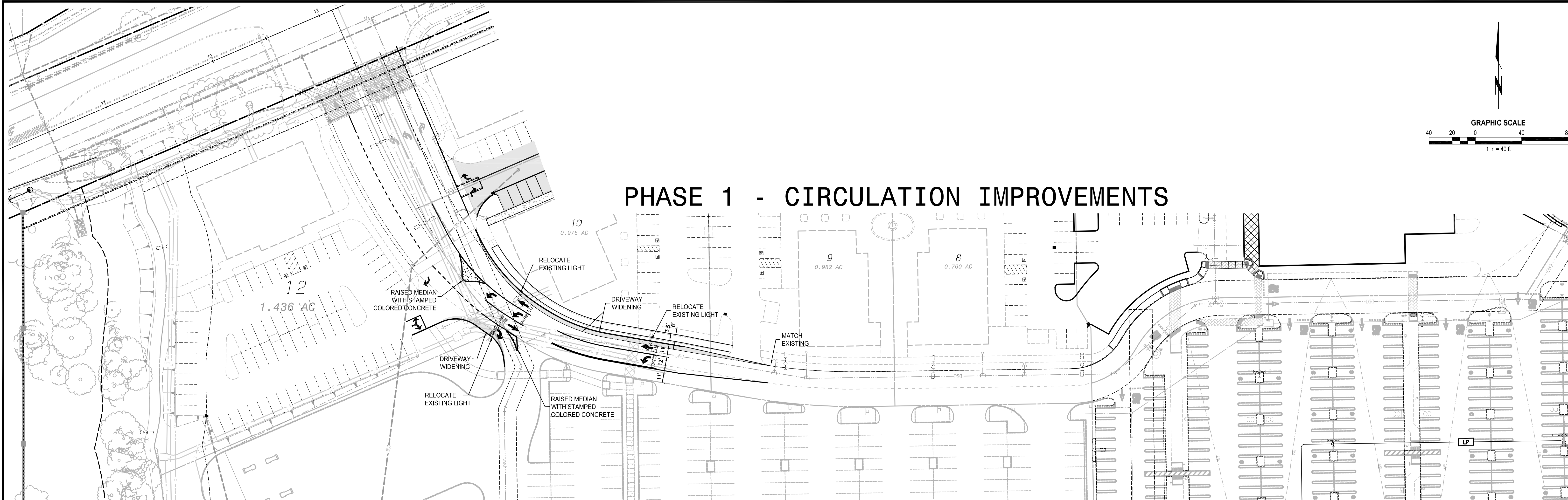
## Permitted Uses

Land Use		Auburn Commerce District	Sylvan Commerce District	Residential
6	Family Day Care Home for 13 or greater children		C	C
7	Multi-Family Apartments		P	
8	Residential Care Homes		P	P
9	Single Family Dwelling		P	P
10	Townhouse, Row House or Cluster Development			C

Notes:

- [1] One gas station allowed in Auburn Commerce District (with a conditional use permit) and only as a secondary use to a Major Tenant. The gas station shall not front on Auburn Boulevard.
- [2] One drive-through restaurant allowed in Auburn Commerce District (with a conditional use permit). [Drive thru uses shall be limited to Pads 6, 7, 8, 9, 10, or 11.](#)
- [3] Consistent with section in Development Standards for outdoor storage, loading, and display.



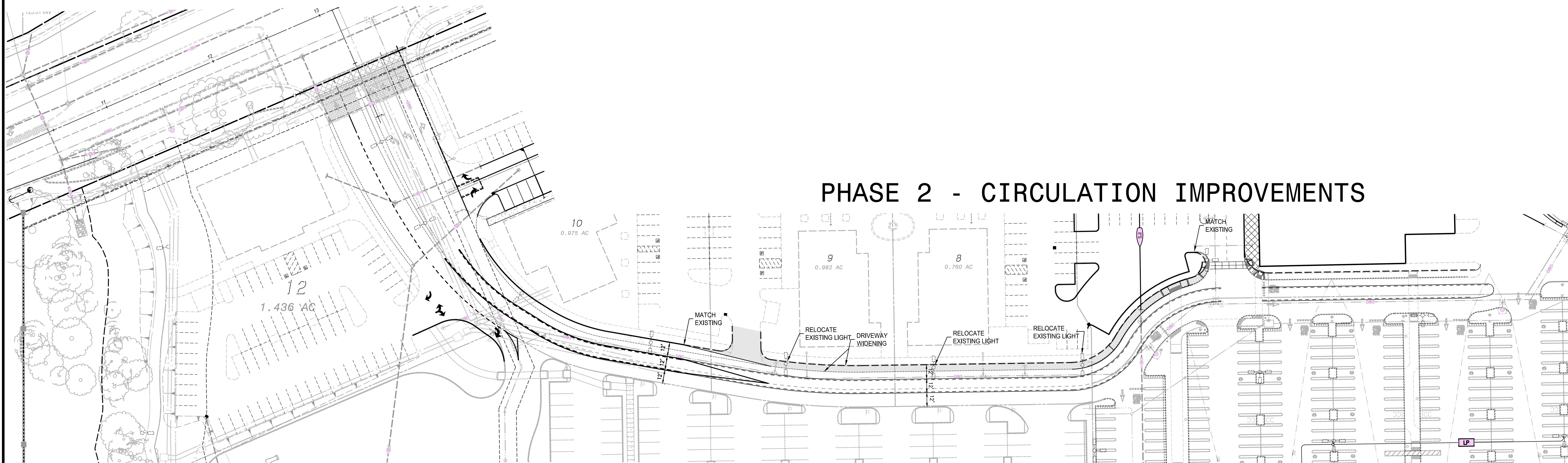
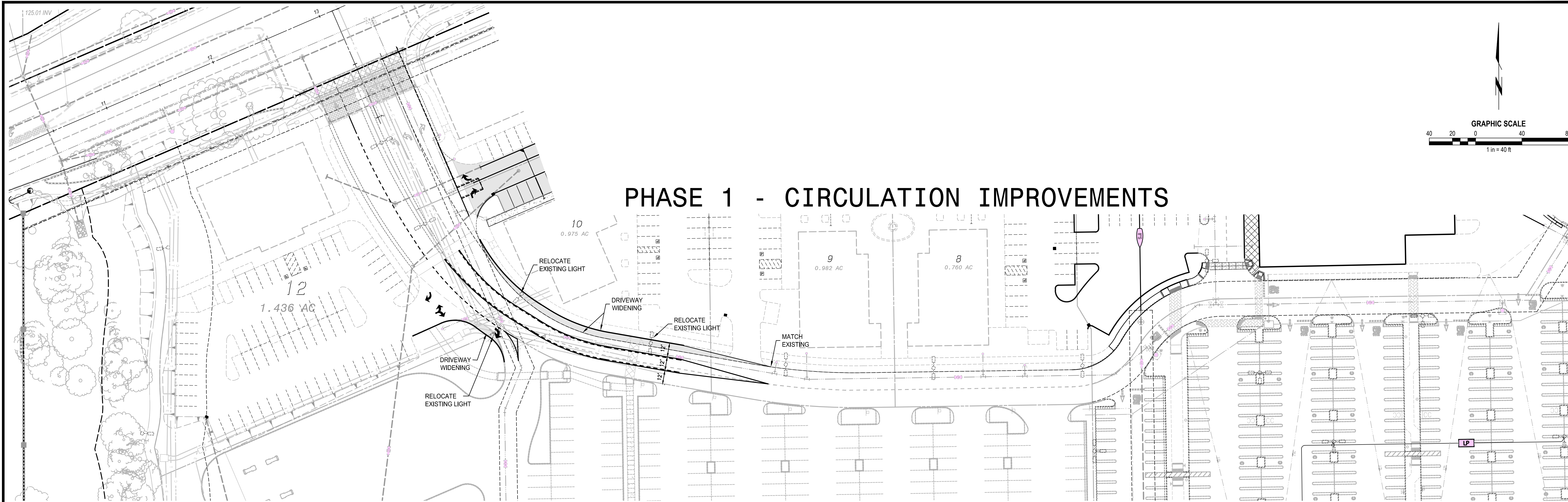



DETAIL

<p>SCALE:</p> <p>HORIZ. 1" = 30'</p> <p>VERT. 1" = N/A</p>	<p>BENCH MARK</p>	<p>COMPUTED</p> <p>DESIGNED</p> <p>DRAWN</p> <p>PROJ. ENGR.</p>		<p><b>mp</b></p> <p><b>MORTON &amp; PITALE, INC.</b></p> <p>CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING</p> <p>LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING</p> <p>75 Iron Point Circle, Suite 120 • Folsom, CA 95630</p> <p>phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770</p> <p>survey email: staking@mpengr.com • web: www.mpengr.com</p>	<p>IMPROVEMENT PLANS FOR</p> <p><b>STOCK RANCH</b></p> <p><b>CIRCULATION IMPROVEMENTS</b></p> <p><b>MAIN DRIVE WIDENING</b></p> <p>CITRUS HEIGHTS, CALIFORNIA</p>	<p>DATE</p> <p>12.24.2014</p> <p>SHEET</p> <p>1</p> <p>OF</p> <p>1</p>
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NOT FOR CONSTRUCTION





SCALE:	BENCH MARK	COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.	 <b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING 75 Iron Point Circle, Suite 120   Folsom, CA 95630 phone: 916.984.7621   fax: 916.984.9617   survey fax: 916.563.6770 survey email: staking@mpengr.com   web: www.mpengr.com	IMPROVEMENT PLANS FOR <b>STOCK RANCH</b> CIRCULATION IMPROVEMENTS <b>MAIN DRIVE WIDENING</b> CITRUS HEIGHTS, CALIFORNIA	DATE
								11.18.2014
								SHEET
HORIZ. 1" = 30'								1
VERT. 1" = N/A								OF
								1

NOT FOR CONSTRUCTION



# STOCK RANCH PLAZA

## Master Sign Program

**Stock Ranch Plaza**  
7000 Auburn Boulevard  
Citrus Heights, California

Sign Consultants:



Pacific Neon Company, Inc.  
2939 Academy Way  
Sacramento, CA 95815  
T: 916-927-0527

DATE:

October, 2014

Sign Criteria Index

Page

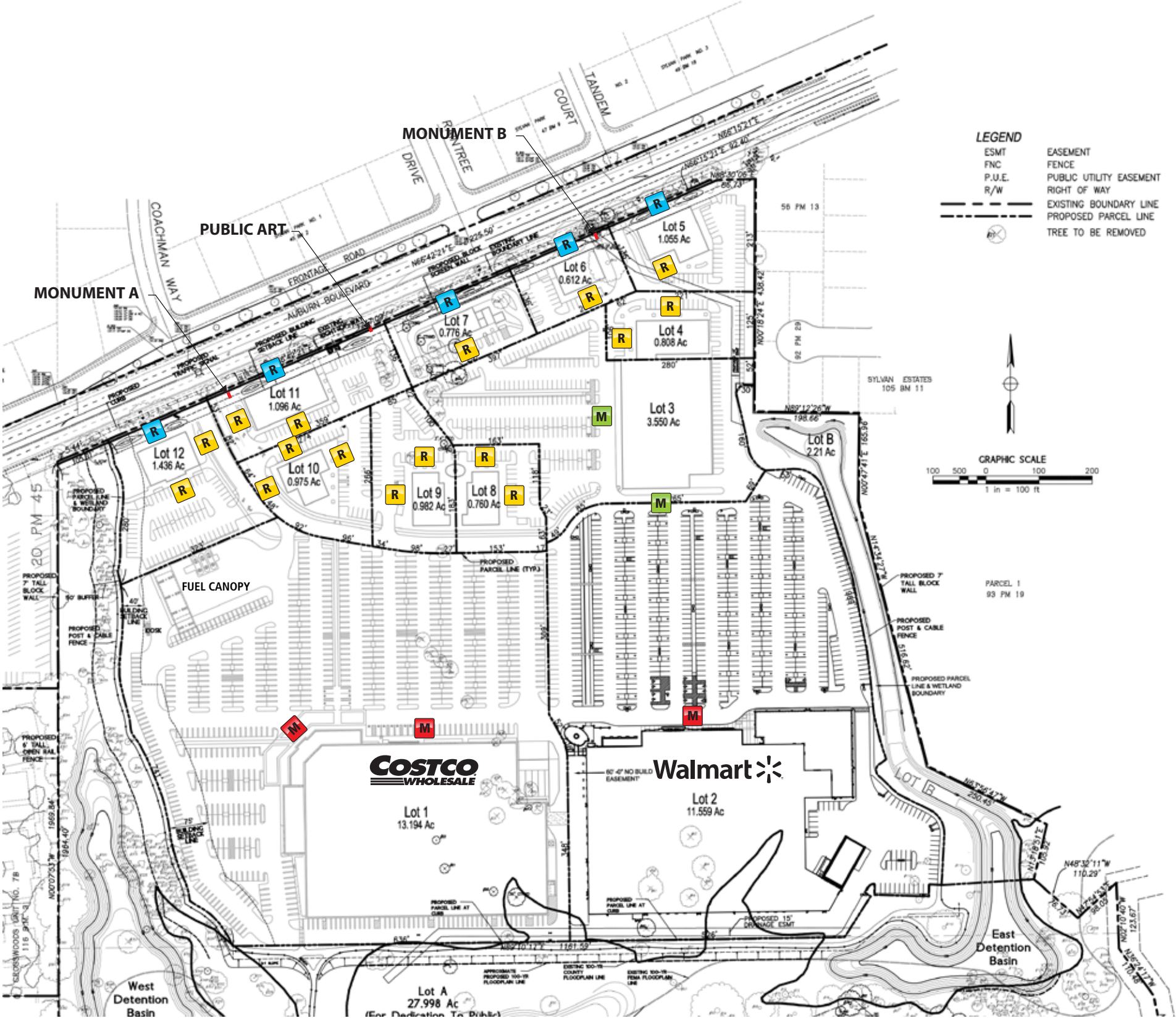
3	1.0 Site Plan
4	2.0 Guideline
	2.1 Design Intent
	2.2 Approvals and Permits
	2.3 General Requirements
	2.4 General Criteria
5	2.5 Administration
	2.6 Prohibited Signs
	2.7 Temporary Signs
	3.0 Wall Sign Guidelines
	3.1 Wall Sign Construction Restrictions and Placement
	3.2 Tenant Sign Content and Color
6	3.3 Sign Area Calculations
7	3.4 Major Lots 1 & 2 Size & Quantity Restrictions
8	3.5 Major Lot 3 Size & Quantity Restrictions
9	3.6 Retail & Restaurant Size & Quantity Restrictions

10	3.7 Fuel Canopy
11	3.8 Typical Letter Sections
12	4.0 Project Typography
13	5.0 Building Address Numerals
14	6.0 Entry Door and Window Signage.
15	7.0 Directional Signs
16	8.0 Soffit Signs
17	9.0 Ornamental Banners
18	10.0 Monument Sign A
19	10.1 Monument Sign B
20	11.0 Public Art

Appendices

A	Monument site plan A
B	Monument site plan B
C	Public Art relocation site plan

1.0 Site Plan



SITE PLAN

Key

- Major Lots 1&2
- Major Lot 3
- Retail & Restaurant
- Retail & Restaurant (Halo Illuminated)

## 2.0 Guideline

**Stock Ranch Plaza Master Sign Program** has been established for the purpose of assuring a functional, coordinated graphics program that will provide guidelines for unique signage integrated into the development's architectural design, maintain consistency, encourage creativity, and enhance the project in Citrus Heights, California.

This guideline includes all tenants, (tenants, lessees or parcel owners) within the Stock Ranch Plaza development.

## 2.1 Design Intent

The guidelines of this program are designed to complement architectural elements/themes of the existing buildings and coordinate the type, placement, and physical dimensions of signs within the center, thereby appearing as an integral part of the center. In cases not covered by **Stock Ranch Plaza Master Sign Program** the prevailing criteria will follow the City of Citrus Heights sign code.

## 2.2 Approvals and Permits

- A. Each Tenant will be provided with a copy of the Tenant sign guidelines and criteria as their first step in obtaining signs within **Stock Ranch Plaza**. Compliance with this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by the tenant must be brought into compliance at the tenant's expense.
- B. This criteria shall not imply that any governmental approval will be automatically granted. The tenant is solely responsible for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Citrus Heights Planning and Building Departments.

## 2.3 General Requirements

- A. Each Tenant is required to submit to Landlord for approval before fabrication, at least two (2) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination and method of attachment.
- B. All permits for signs and their installation shall be obtained by the tenant or tenant's representative, at the tenant's sole expense prior to installation.
- C. All signs shall be designed, constructed, installed and maintained at the tenant's sole expense. All signs shall be designed by professional design consultants (e.g. architects, design firms or sign design / sign construction firms).
- D. All signs shall be designed and constructed consistent with the City of Citrus Heights sign code and this criteria.
- E. The tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of City of Citrus Heights, Underwriters Laboratories (U.L.) and the Uniform Electric Code.
- F. All signs shall be reviewed for compliance with the above mentioned criteria. Approval or disapproval of sign submittal based on aesthetics of design shall remain the sole discretionary right of the Landlord, Landlord's representative and City of Citrus Heights.
- G. Upon termination of the Lease, the tenant shall leave the facade wall, awning, glazing or hanging sign in good condition. Without limitation, the tenant shall be specifically required in a workman like manner to remove all installed signage, fill all holes, and terminate all electrical wiring per prevailing codes. At the Landlord discretion, the tenant is required to restore a consistent look and color to match the surrounding facade. The tenant is required at its sole cost and expense to replace all store frontage glass areas that can not be fully restored.

## 2.4 General Criteria

- A. All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc).
- B. Signage shall meet or exceed all requirements of the State of California and the City of Citrus Heights.
- C. Sign content shall be limited to business identification signs only. Tenants are permitted secondary signage when it forms part of a recognized corporate logo or slogan.
- D. Tenant wall signs shall be fabricated aluminum, individual pan-channel letters and logos with returns/trimcap, individual reverse pan halo with internal neon or LED lighting.
- E. All electrical signs shall meet or exceed Underwriter's Laboratories construction specifications and be fabricated and installed by licensed U.L. sign contractors.
- F. The choice of copy font and colors shall be at discretion of the Tenant, but design merit and content is at Landlord's discretion and will require approval prior to manufacture and installation.
- G. All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- H. All exposed fasteners to be painted to match the background surface.
- I. All transformers, electrical boxes, wiring, conduit and access doors shall be concealed.
- J. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- K. All tenant signs attached to building wall or fascia shall be connected to a junction box provided by Landlord, with the final electrical connections by Tenant's sign contractor. All Tenants shall have their signs connected to their own electrical panel.
- L. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- M. All identification labels shall be concealed, except where required by code. An Underwriters Label is required on all electrical signage verifying certification.
- N. Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- O. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- P. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- Q. All exposed welded seams and joints shall be finished smooth and painted accordingly.
- R. The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.



## 2.5 Administration

- A. The amount of hours per day during which the signs will be illuminated shall be determined and controlled at Landlord's sole discretion.
- B. Landlord reserves the right to hire an independent electrical engineer (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/ or code violations be corrected at Tenant's expense.
- C. The sign contractor shall carry a Workman's Compensation and Public Liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
- D. At the expiration or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off electrical connection, patch and paint the entire fascia area to match the surrounding areas at Tenant's expense within seven (7) days.
- E. Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by landlord and Tenant. Any deviation from specifications outlined in this criteria may result in the rejection of the sign by Tenant and/or Landlord.
- F. In the event of any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.
- G. Tenant shall maintain their sign in a clean, professional and functioning manner. Any structural damage, graffiti, electrical problems, wear and tear, and other breakage pertaining to Tenant signs shall be repaired by Tenant within 10 consecutive days from such event. If repairs are not made within the 10 day time period, the Landlord may affect repairs and hold the tenant responsible for all cost incurred.

## 2.6 Prohibited Signs

- A. No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- B. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- C. No sign shall obstruct access to fire hydrants, fire department connections or fire department access roads.
- D. Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- E. It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed anything of an obscene, indecent or of immoral nature or unlawful activity.
- F. Painted Tenant wall signs are prohibited.
- G. Any signs prohibited by the City of Citrus Heights sign ordinance.

## 2.7 Temporary Signs

Temporary wall signs, leasing signs, window signs, pennants, banners or flags, will be allowed if consistent with provisions in the City of Citrus Heights Sign Ordinance and approval of the Landlord. All window signage shall not occupy more than 25% of the window area on a building frontage. No signs allowed on tenant or landlords roof.

## 3.0 Wall Sign Guidelines

The intent of these guidelines is to provide standards necessary to achieve a visually coordinated, balanced and appealing signage environment. In support of these objectives, the following qualities were incorporated into the design and scope of work within these standards:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

These guidelines shall enhance existing sign code and are not intended to circumvent the sign allowances as set forth by the City of Citrus Heights sign code.

## 3.1 Wall Sign Construction Restrictions and Placement

- A. Retail & Restaurant tenants with frontages directly visible from Auburn Blvd. (Retail 11, 6 & 5; Restaurant 12 & 7) to have Halo illuminated Letters & Logo's, aluminum construction reverse pan-channel letters. Faces to be aluminum with clear lexan backs, and have internal neon or LED illumination.
- B. Logo's and Letters are allowed to be face illuminated. Aluminum constructed 5" deep returns with trimcap acrylic faces and LED illumination.
- C. Exposed accent neon for restaurant logo's are allowed only with Landlord and city approval.
- D. Non-Illuminated 1/2" minimal dimensional letters or other material compatible with building architecture.
- E. No exposed LEDs or Neon. No animated signs will be allowed. Transformers to be located behind wall parapet or contained inside letters or logo cabinet. No exposed raceways or wire ways will be allowed, except only when raceway is an integral architectural component of the building design or at Landlord's discretion and approval.
- F. Face illuminated cabinet signs are not allowed.
- G. Sign shall not overhang or be placed on top of building roof line.
- H. Signs shall be located outside the public right of way and pedestrian easement.

## 3.2 Tenant Sign Content and Color

- A. All tenant signage shall consist solely of Tenant's trade name, logo and recognizable trademark insignia. Landlord reserves the right to disallow designs based on obscene, indecent, immoral or unlawful content, content deemed inappropriate by community standards or designs architecturally inconsistent with building architecture, at owner's discretion.
- B. Sign colors and the entire display including awnings(s) shall be approved by Landlord prior to manufacturing and installation.
- C. Landlord reserves the right to disallow colors to be used that are inconsistent with the building colors and overall theme of the shopping center at owner's discretion.

## 3.3 Sign Area Calculations

- A. The surface area of the sign area shall be calculated by enclosing the extreme limits of all all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares or rectangles with no more than eight (8) lines.

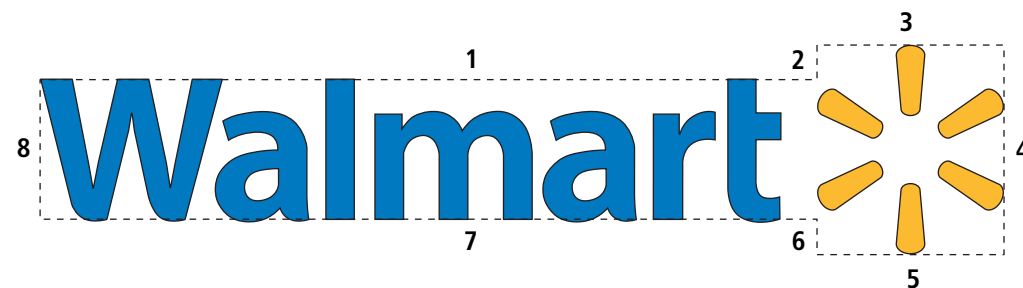


Exhibit A

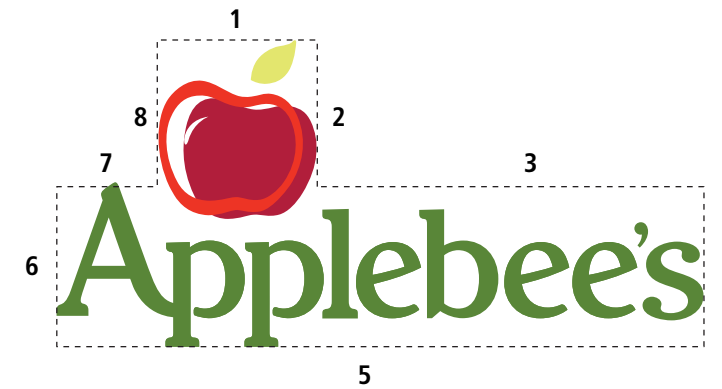


Exhibit B



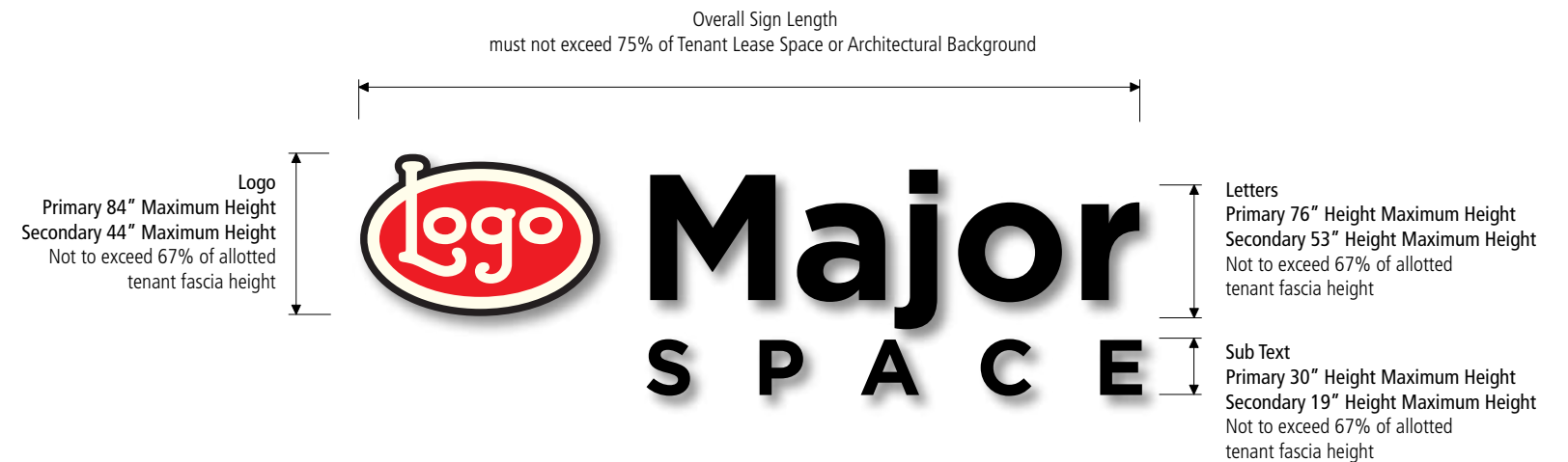
Exhibit C



Exhibit D

## 3.4 Major Lots 1 & 2 | Sign Size & Quantity Restrictions

- A. Sign Area  
The aggregate area for combined primary and secondary signs shall not exceed 500 sqft. Sign length not to exceed 75% of the tenant lease space or architectural background. Sign height not to exceed 67% of the allotted sign fascia height.
- B. Sign Quantity  
1 Primary sign, 5 secondary signs.
- C. Logo  
Primary not to exceed 84" maximum height. Secondary not to exceed 44" maximum sign height.
- D. Letters  
Primary not to exceed 76" maximum height. Secondary not to exceed 53" maximum sign height.
- E. Sub Text  
Primary not to exceed 30" maximum height. Secondary not to exceed 19" maximum sign height.
- F. Location & Directional Signs  
24" maximum letter / logo height, not to exceed a maximum area of 25 sqft.



Example A



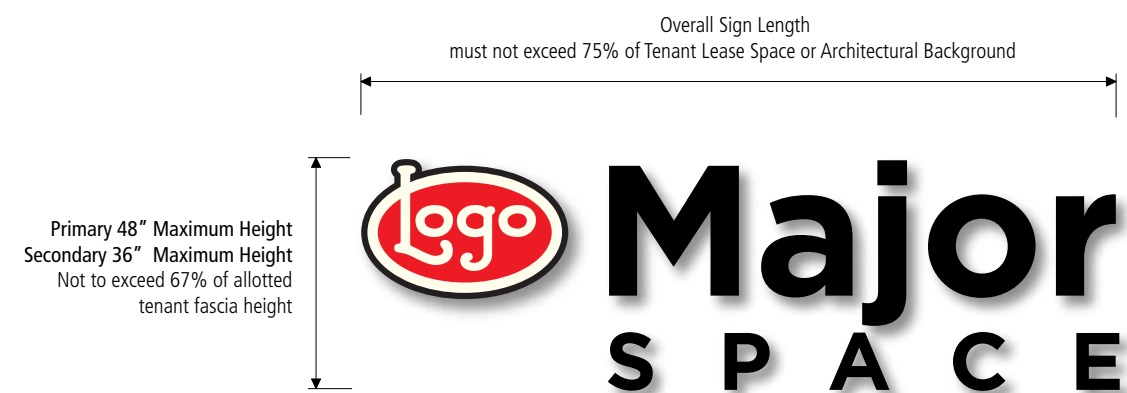
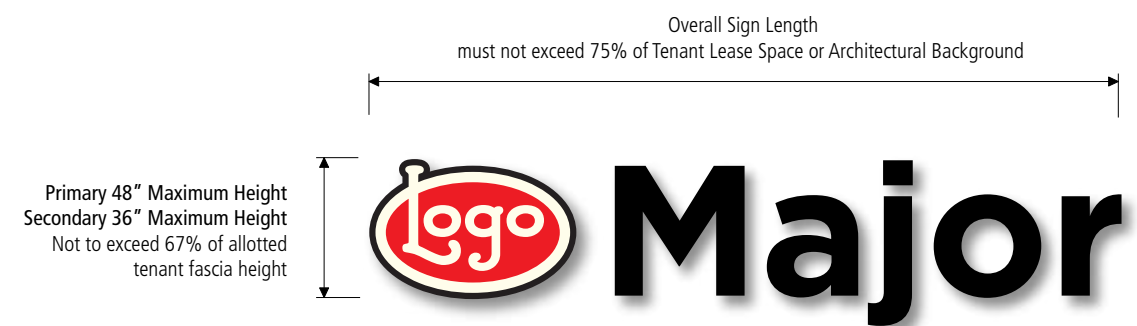
Example B

## 3.5 Major Lot 3 | Sign Size & Quantity Restrictions

- A. Sign Area  
The aggregate area for combined primary and secondary signs shall not exceed 200 sqft.
- B. Sign Quantity  
1 Primary sign. 1 Secondary sign allowed on the South elevation.
- C. Primary Sign Size  
Not to exceed 48" or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- D. Secondary Sign Size  
Not to exceed 36" or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background..



Typical Elevation



## 3.6 Retail & Restaurant | Sign Size & Quantity Restrictions Lots 4, 5, 6, 7, 8, 9, 10, 11, 12

- A. Sign Area  
The aggregate area for combined primary and secondary signs shall not exceed two (2) sqft per linear foot of primary building frontage.
- B. Sign Size  
Not to exceed 48" or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.



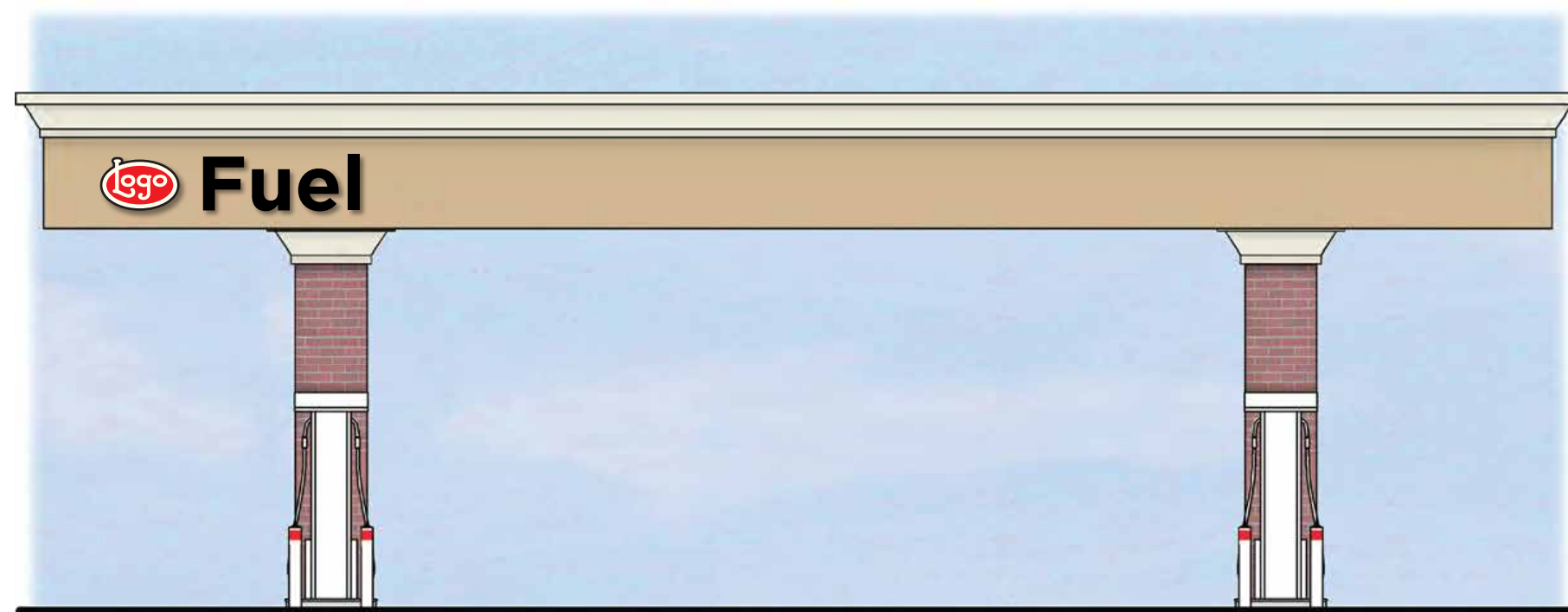
Typical Elevation



## 3.7 Fuel Service Canopy

Canopy mounted letters or logos to be illuminated pan channel letters or non-illuminated letters or logos. Light bars are allowed and are not considered part of the total sign area aggregate.

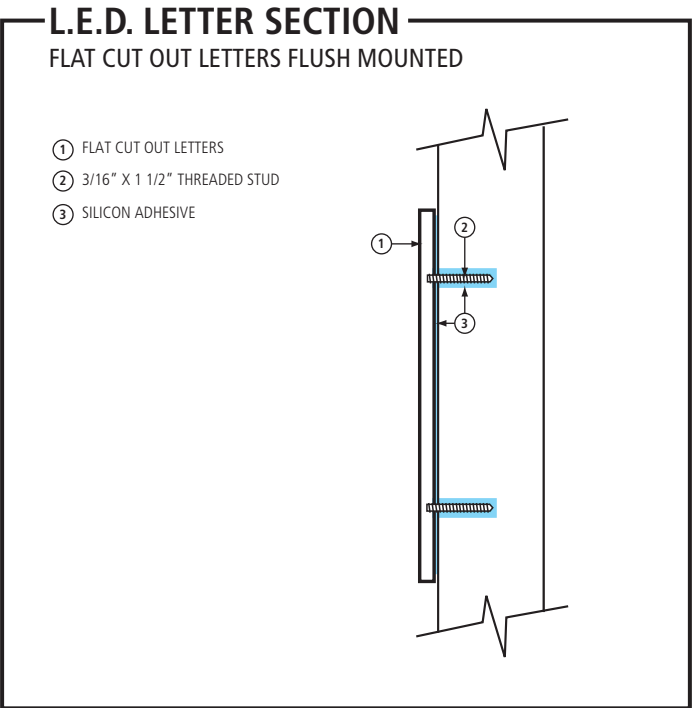
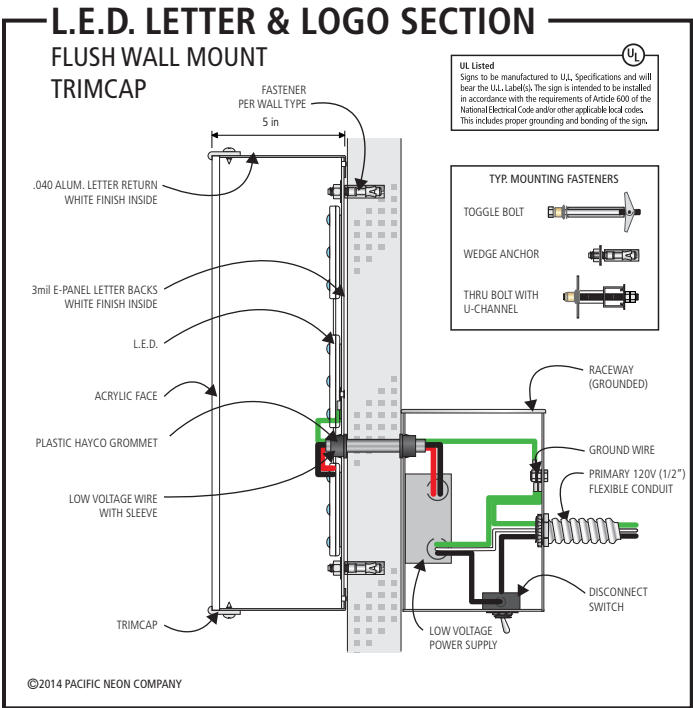
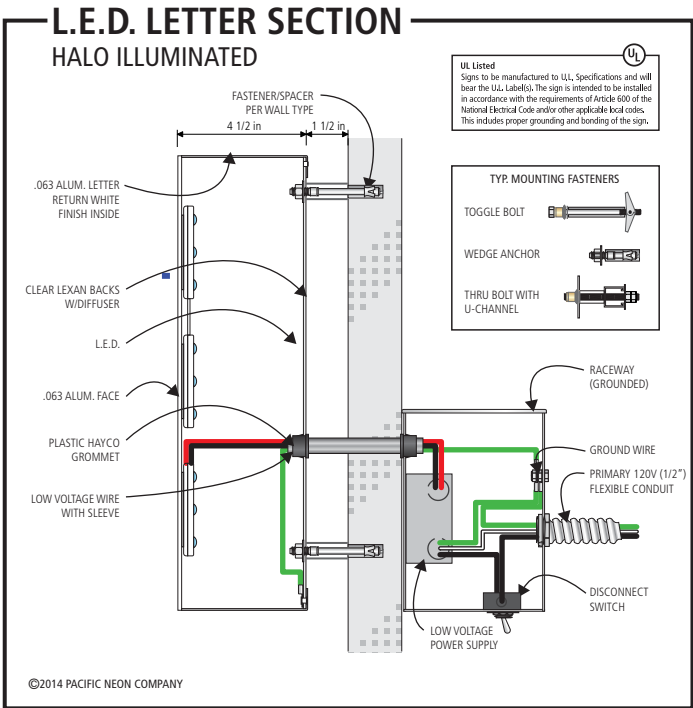
- A. Sign Area  
Not to exceed 30 SF per side.
- B. Sign Quantity  
3 Maximum.
- C. Sign Size  
Not to exceed 20" in height.



Typical Elevation



3.8 Typical Letter Sections



HALO LIT | Example



FACE LIT | Example



FCO | Example

4.0 Project Typography

Hoefler Gotham

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Gotham Light

*abcdefghijklmnopqrstuvwxyz*

Gotham Light Italic

1234567890

Gotham Light

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Gotham Book

*abcdefghijklmnopqrstuvwxyz*

Gotham Book Italic

1234567890

Gotham Book

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Gotham Medium

*abcdefghijklmnopqrstuvwxyz*

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Gotham Bold

*abcdefghijklmnopqrstuvwxyz*

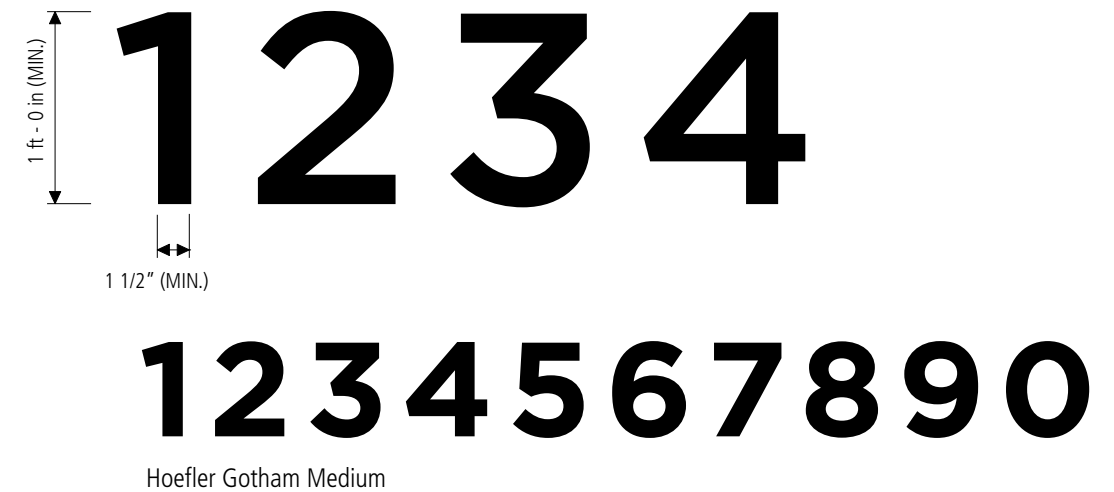
Gotham Bold Italic

1234567890

Gotham Bold

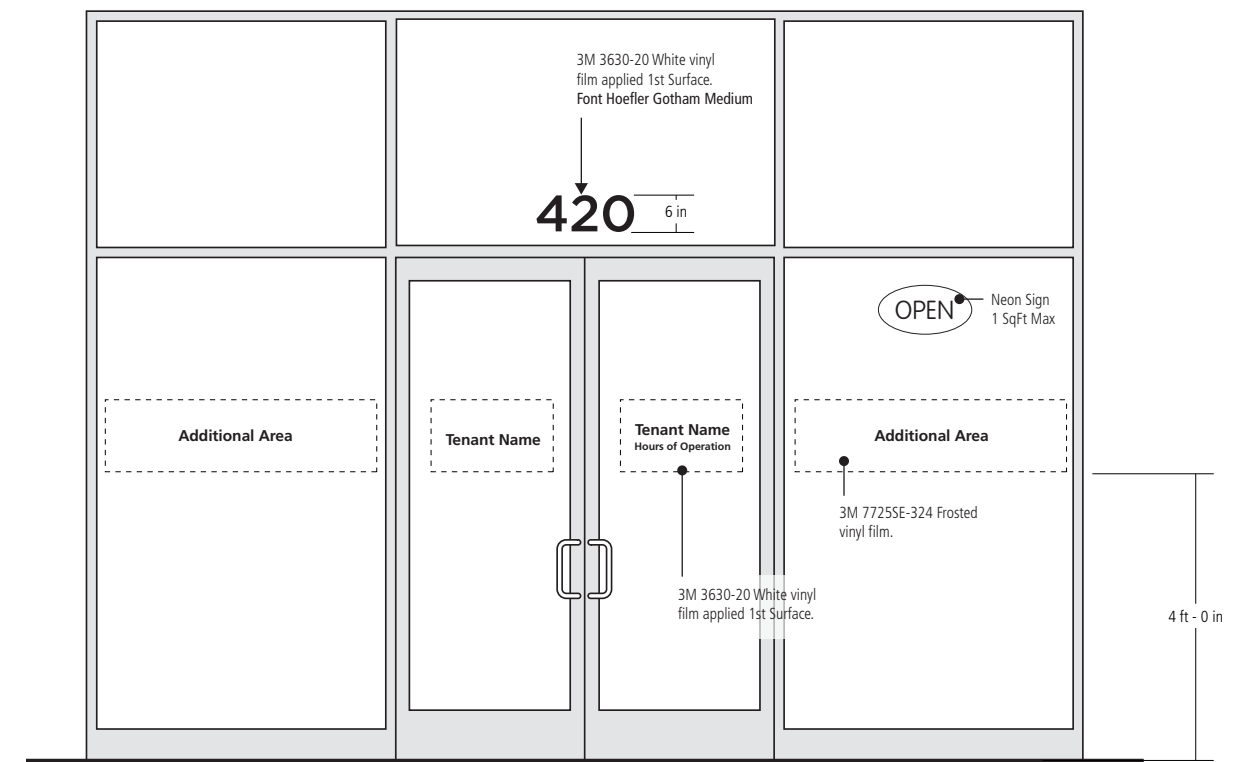
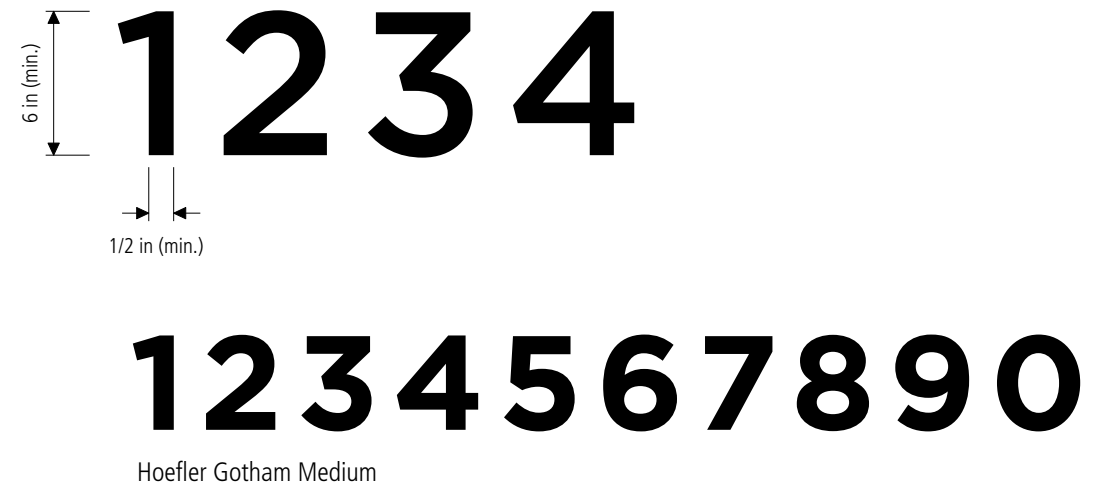
## 5.0 Building Address Numerals

- A. Individual Numerals to comply in size, color with city Fire Department Regulations.
  - a. Location to be main access side or frontage.
  - b. Numerals to be White or Black to insure color contrast to the background on which they are placed. Returns to match face color. Typeface to be Hoefler Gotham Medium.
  - c. Numerals to be a minimum of 12" tall with a minimum stroke width of 1 1/2".



## 6.0 Entry Door Sign and Window Signage

- A. Window signs may be allowed at Landlord's discretion and approval. Electric (neon) or L. E. D. signs may be allowed on inside of window at Landlord's discretion and approval, but must not be flashing or animated.
  - a. Suite address to be 6" tall with 1/2" stroke. (Per Fire Code). Address to be centered over entrance.
  - b. Retail tenant's shall be allowed a maximum of 4 identity window signs and two promotional signs. Open signs are to be included within the 4. No more than 4 window signs shall be allowed per each bay or continuous section of windows. Sign content shall be consistent with tenants overall graphic and identity package.
  - c. Window signs shall be located only on windows facing the primary parking lot area.
  - d. Identity window signs must be permanently attached to the window system or within 5 feet of the window if mounted to the inside ceiling.
  - e. No window sign shall be allowed on the exterior side of the glazing.
  - f. No window signs are allowed on building frontage directly facing Auburn Blvd. (Retail 2, 4 & 5; Restaurant 1 & 3).
  - g. All window signage shall not occupy more than 25% of the overall window area.
  - d. Project font Hoefler Gotham Medium.



Window Graphics

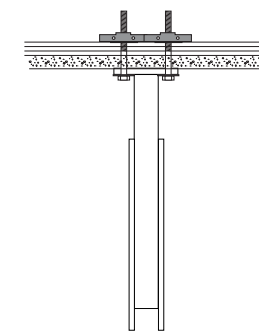
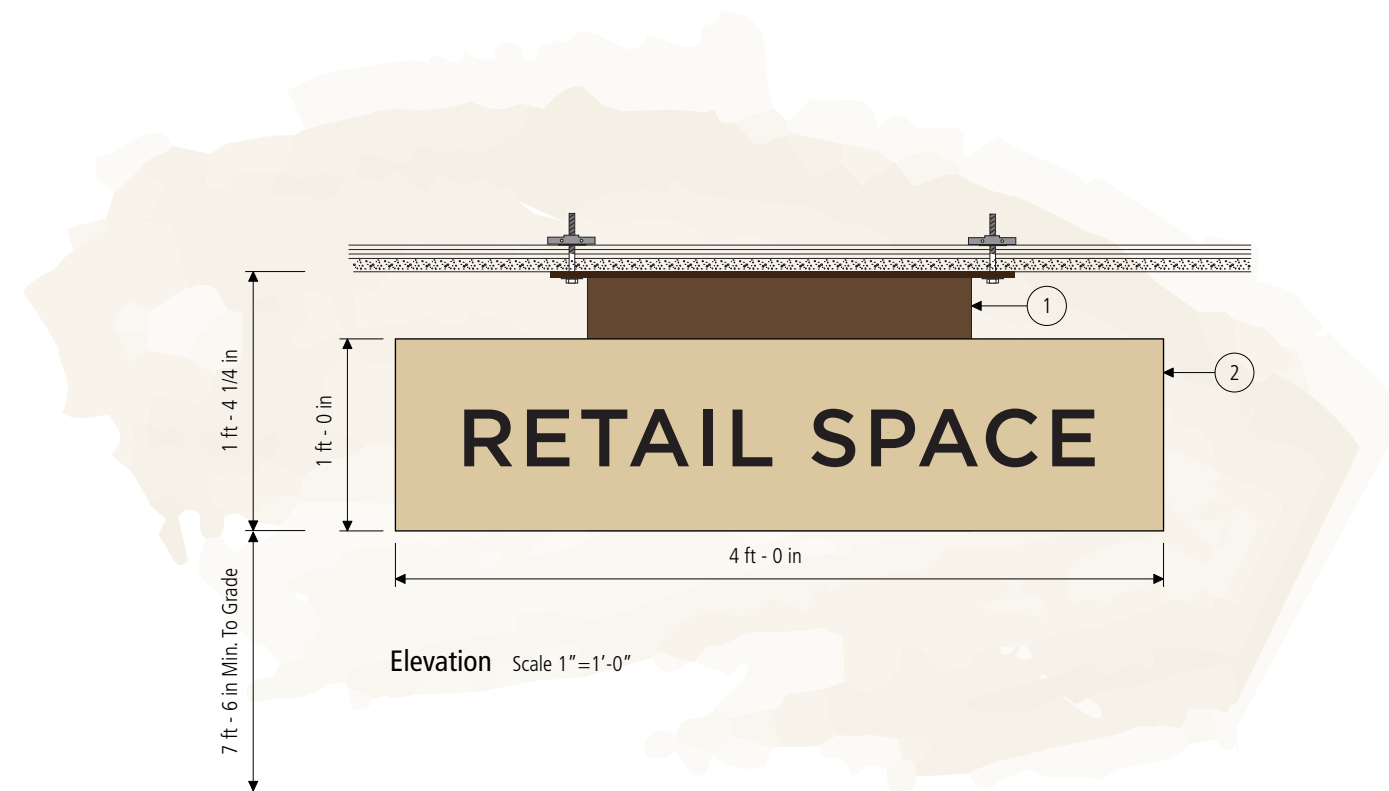


## 7.0 Soffit Signs (optional)

- A. Signs to compliment overall shopping center architecture and must utilize color palette as specified in architectural plans in some form or compliment color palette.

### Material Schedule

- ① 1 1/2" Alum. channel frame with 1/4" Thick aluminum mounting bracket. Satin paint finish.
- ② 1/8" Aluminum directional panels with satin paint finish. Graphics to be 3M Black vinyl film per standard font.



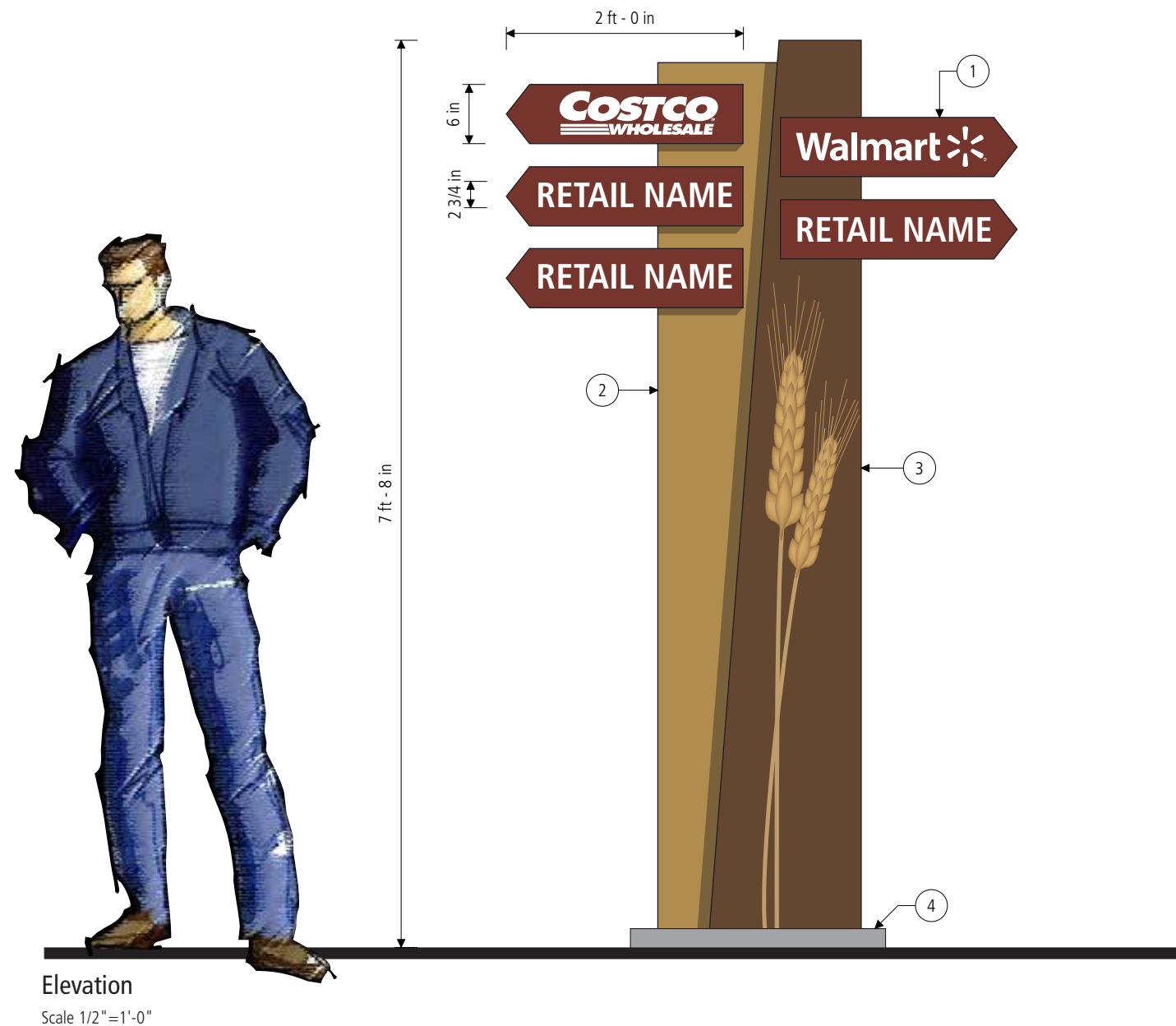
**End View** Scale 1"=1'-0"

## 8.0 Directional Signs (optional)

- A. Signs to compliment overall shopping center architecture and must utilize color palette as specified in architectural plans in some form or compliment color palette.

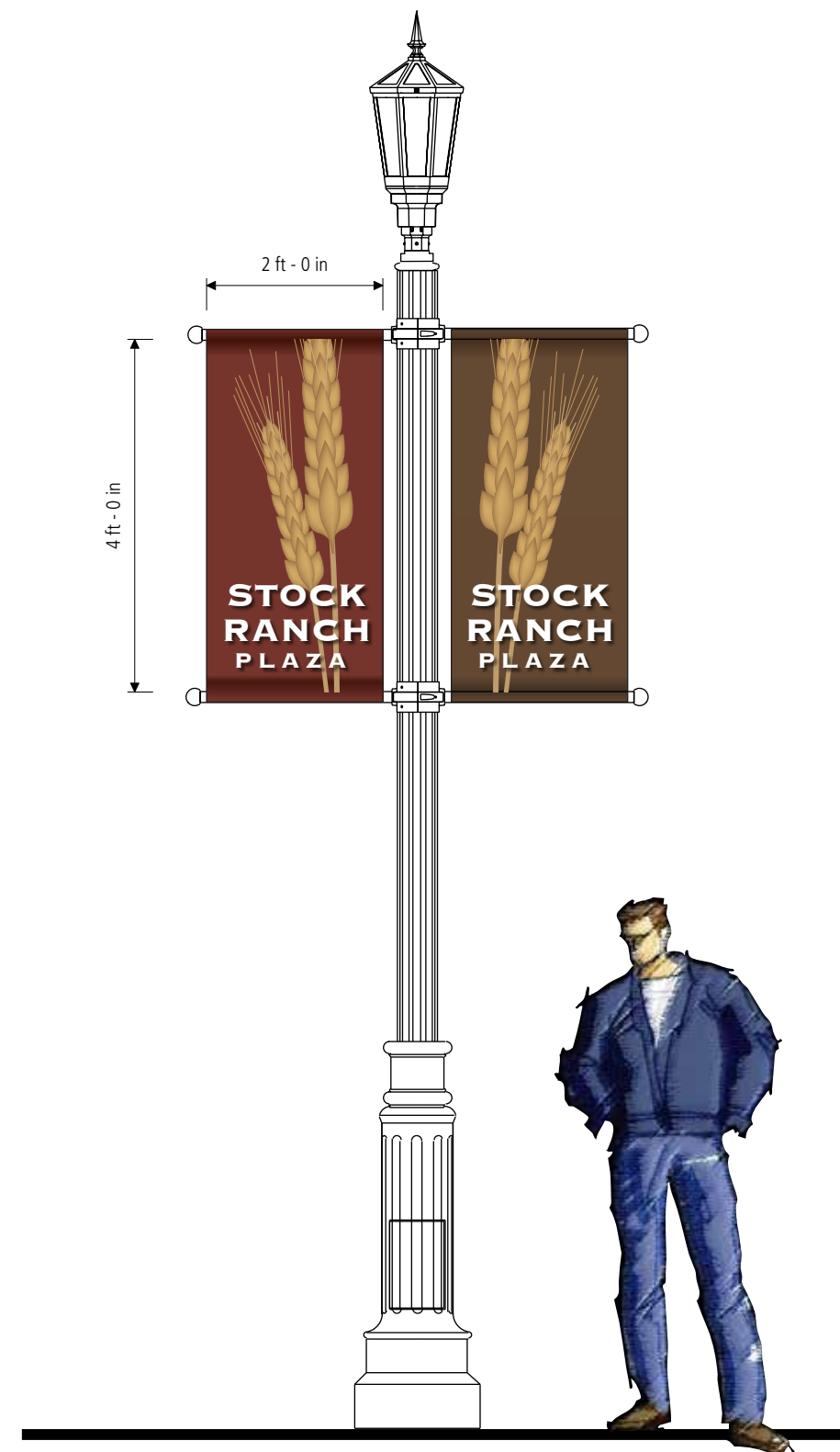
### Material Schedule

- ① Aluminum directional panels satin paint finish with 3M7725-20 Matte White vinyl film.
- ② Fabricated aluminum satin paint finish.
- ③ Fabricated aluminum with satin paint finish. Wheat graphics to be digital or screen print.
- ④ Concrete pad. Natural finish.



## 9.0 Ornamental Banners (optional)

- A. Seasonal and promotional screen printed canvas banners.
- B. Located along major vehicle circulation routes.



Typical Lamp Post Directional Sign

Scale 1/2"=1'-0"

## 10.0 Double Faced Monument Sign A

- A. Sign to compliment overall shopping center architecture and must utilize color palette as specified in architectural plans in some form or compliment color palette.

Sign construction to meet or exceed U.L. electrical standards and have aluminum construction for main sign structure and surfaces to resist corrosion and rusting. Cabinet to be internally illuminated with H.O. fluorescent lamps with disconnect switch located on base or remotely.

- B. Two foot landscape planter to be included around base.

- C. Refer to Site Plan in Appendix.

- ① Fabricated aluminum cabinet with texcoat paint finish.
- ② Fabricated aluminum cornice and brackets with texcoat paint finish.
- ③ 3 Dimensional "Wheat" buds.
- ④ "Tenants" rout out with 1/2" clear acrylic push thru, with applied 3M vinyl film. Letters to be White, colored film for logo's. Light texcoat painted aluminum background. Illuminated with fluorescent lamps.
- ⑤ "Stock Ranch Plaza" rout out with 1/2" clear acrylic push thru, with translucent White vinyl film. Light texcoat painted aluminum background. Illuminated with fluorescent lamps.
- ⑥ Dry stacked stone veneer. Montana Rockworks Silverado Masonry "McGregor Stacked Stone". Caps to be fabricated aluminum with texcoat finish.





## 10.1 Double Faced Monument Sign B

- A. Sign to compliment overall shopping center architecture and must utilize color palette as specified in architectural plans in some form or compliment color palette.

Sign construction to meet or exceed U.L. electrical standards and have aluminum construction for main sign structure and surfaces to resist corrosion and rusting. Cabinet to be internally illuminated with H.O. fluorescent lamps with disconnect switch located on base or remotely.

- B. Two foot landscape planter to be included around base.

- C. Refer to Site Plan in Appendix.

- ① Fabricated aluminum cabinet with texcoat paint finish.
- ② Fabricated aluminum cornice and brackets with texcoat paint finish.
- ③ 3 Dimensional "Wheat" buds.
- ④ "Tenants" rout out with 1/2" clear acrylic push thru, with applied 3M vinyl film. Letters to be White, colored film for logo's. Light texcoat painted aluminum background. Illuminated with fluorescent lamps.
- ⑤ "Stock Ranch Plaza" rout out with 1/2" clear acrylic push thru, with translucent White vinyl film. Light texcoat painted aluminum background. Illuminated with fluorescent lamps.
- ⑥ Dry stacked stone veneer. Montana Rockworks Silverado Masonry "McGregor Stacked Stone". Caps to be fabricated aluminum with texcoat finish.



## 11.0 Public Art

- A. Architectural enhancement and location identification to enhance the visual quality of the development and raise the level of awareness to the importance of aesthetic experiences within the community.
- B. Two foot landscape planter to be included around base of Public Art.
- C. Refer to Site Plan in Appendix.

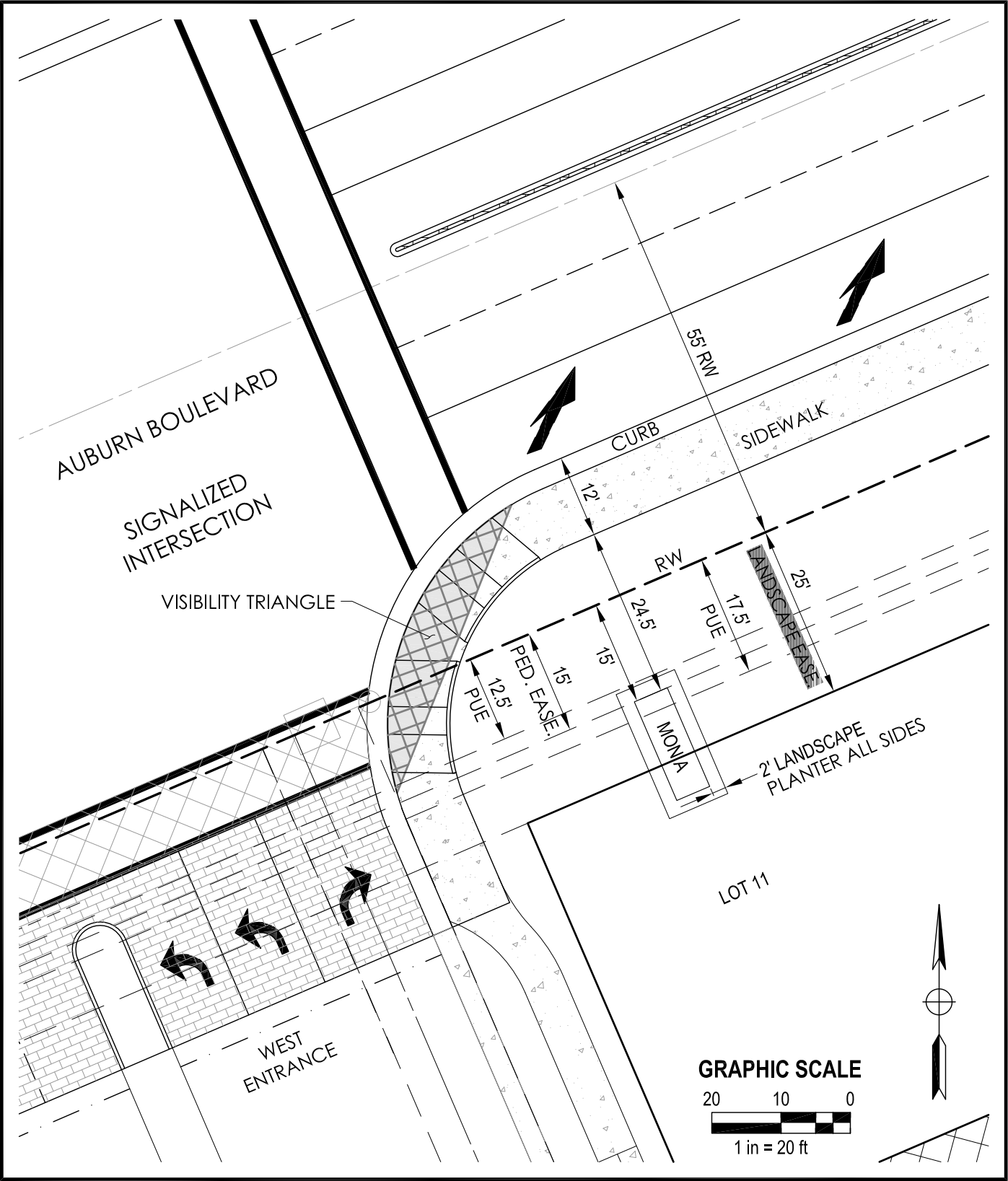


**Public Art** | Existing



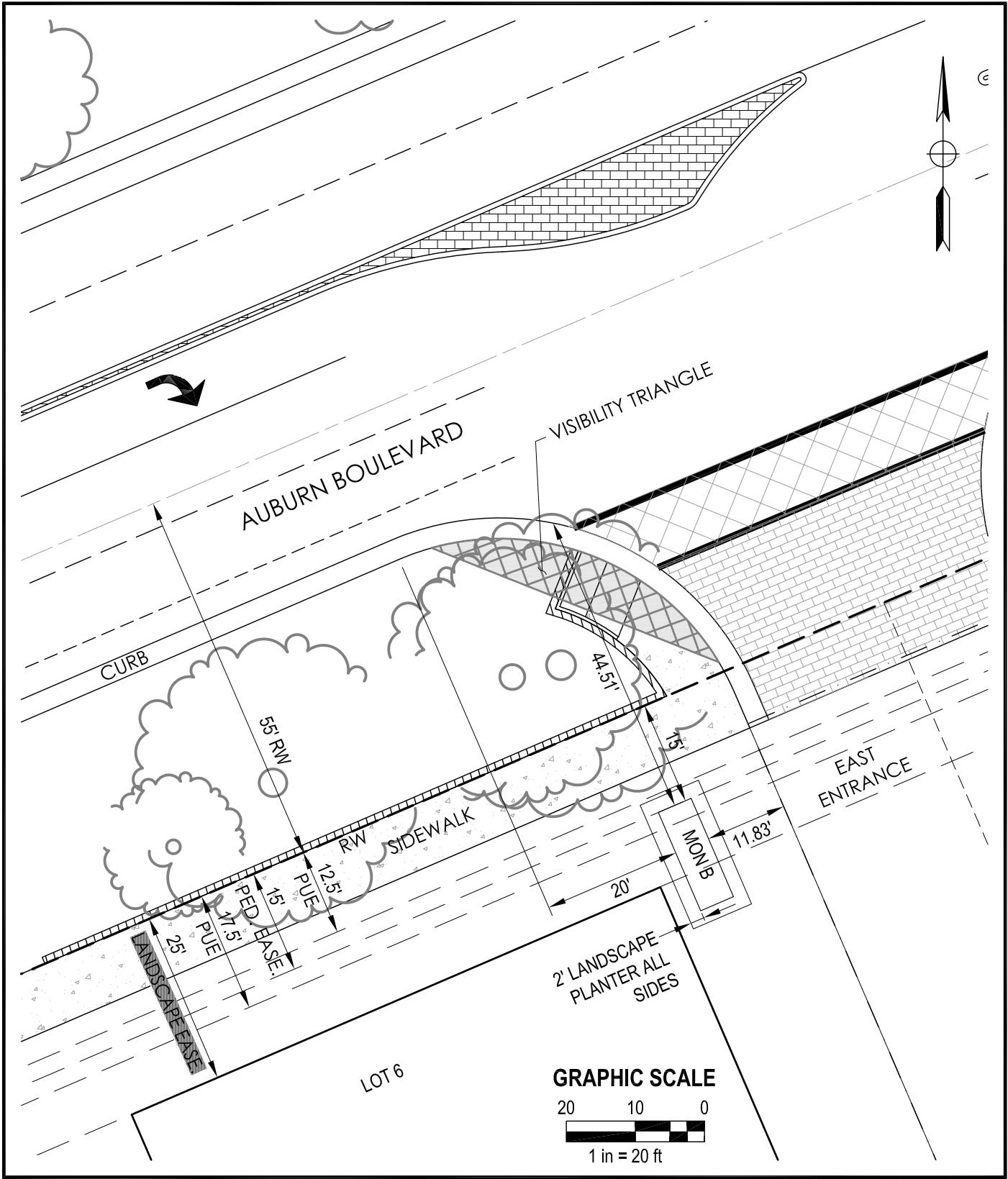
**Public Art** | Existing

Appendix A: Monument A Site Plan

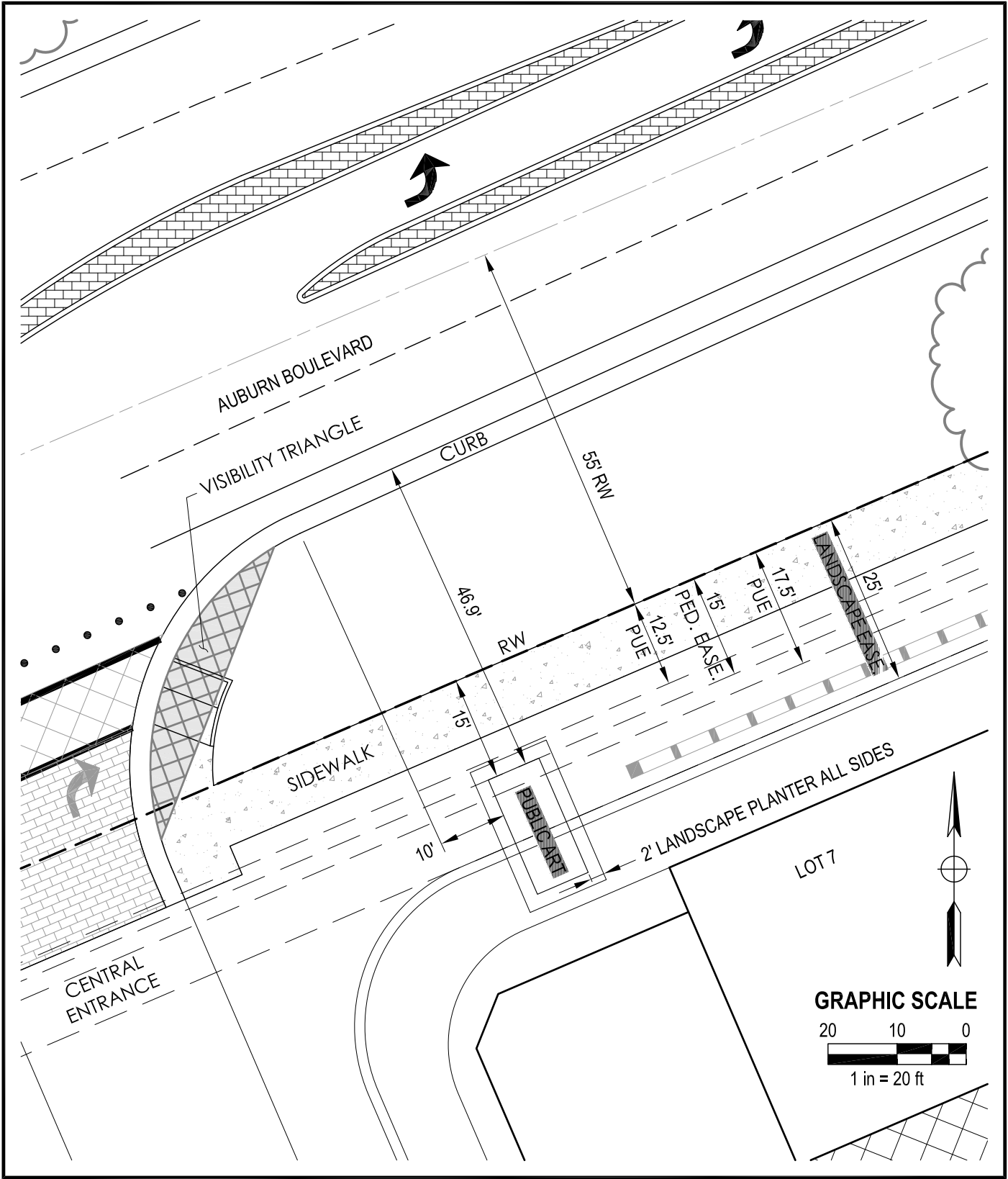




Appendix B: Monument B Site Plan









**CITY OF CITRUS HEIGHTS  
PLANNING DIVISION STAFF REPORT  
PLANNING COMMISSION MEETING**

**February 25, 2015**

Prepared by: Alison Bermudez, Associate Planner

**REQUEST**

The applicant requests a variance to construct two monument signs at the Sylvan Cemetery.

Applicant/ Property Owner: Sylvan Cemetery District  
7401 Auburn Blvd  
Citrus Heights, Ca 95610

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Approve a Variance to allow the construction of two monument signs subject to the findings and conditions of approval contained in the Staff Report.

**BACKGROUND**

The Sylvan Cemetery is location on the west side of Auburn Boulevard, north of Sylvan Middle School. The Sylvan Cemetery District is the oldest Cemetery District in Sacramento County. The cemetery was established in 1862 and is home to several hundred burial plots.

<b>Location:</b>	7401 Auburn Boulevard – Sylvan Cemetery APN#'s 211-0020-001, 003, 023.
<b>Parcel Size:</b>	18-acres
<b>REACH Neighborhood:</b>	The project is within the boundaries of the Rusch Park Neighborhood Association (#2). No comments have been received.

**ZONING AND LAND USES**

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
<b>On-Site</b>	RD-2	Public (P)	Existing Sylvan Cemetery
<b>North</b>	SPA (Auburn Boulevard)	Low Density Residential (LDR)	Single Family residential
<b>South</b>	RD-2	Public (P)	Sylvan Middle School
<b>East</b>	SPA (Auburn Boulevard)	General Commercial (GC)	Various businesses
<b>West</b>	RD-5	Low Density Residential (LDR)	Existing Single Family Neighborhood

## Sylvan Cemetery Variance– Description of Request

The applicant has requested a Variance to allow the construction of two monument signs at the entrance to Sylvan Cemetery. Due to special circumstances that are applicable to the property, the proposed signs cannot meet the City's development standards. Section 106.62.060 of the Zoning Code provides the Planning Commission the authority to review and approve Variance requests under certain conditions.

The project includes the installation of two monument signs at the entrance to Sylvan Cemetery as shown in Figure 1 below. The signs as proposed will not meet the following signage standards:

- Setback: Sign regulations require a minimum setback from the right-of-way of five feet.
- Height: Sign regulations restrict non-residential uses in residential zone to a sign height of four feet.
- Allowed Number: Sign regulations allow non-residential uses in a residential zone to one freestanding sign.

**Figure 1 – Proposed Signage**



## Sylvan Cemetery Variance– Analysis

Zoning Code Section 106.38.060 Table 3-11 provides signage standards for non-residential uses within a residential zone (Attachment 1). The Cemetery property is zoned RD-2, residential zoning classification, therefore signage is regulated with this Section. As discussed earlier, there are three areas of these regulations that require a deviation from standards for the placement of the signs, sign setback, height, and number of signs. The City of Citrus Heights Zoning Ordinance requires that three (3) findings be made in order to approve a variance. The required findings are stated below in italicized bold print are followed by an evaluation:

- There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;***
- Granting the Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; and***

#### Setback

The project proposes the installation of two freestanding signs. As shown in Figure 1, Sign #1 meets the required 5-foot setback. The setback deviation is needed for the placement of Sign #2 where only a 3 ½ foot setback can be obtained due to the limited area to place monument signage. The area is constrained due to the existing burial plots and their close proximity to the existing fence fronting Auburn Boulevard. Staff supports the deviation for a reduced setback.

#### Sign Height

The maximum height for freestanding signs at this location is 4-feet. Due to the existing fencing surrounding the Cemetery, a 4-foot high sign would not be visible. The project proposes to install two 12-foot high freestanding signs as shown in Figure 1. Staff supports the deviation to allow the signs at the proposed 12-foot height due to properties constraints with the existing fence fronting along Auburn Boulevard.

#### Number of Signs

Commercial uses in a residential zone are allowed one freestanding sign. The applicant's goal is to provide sign visibility to both northbound and southbound travelers along Auburn Boulevard, which would necessitate signage facing in both directions. Due to the location of burial plots, existing cypress trees, and the existing cemetery fence, the ability to accomplish this goal would not be possible with a single (two-sided sign). As a result the applicant has proposed two individual signs – one on each side of the main driveway into the site. Due to limited locations for monument signage associated with existing burial plots, staff recommends granting the variance to allow two monument signs.

#### ***c. The Variance is consistent with the General Plan, any applicable specific plan, or development agreement.***

The inclusion of signage is consistent with the General Plan. The property is located outside the Boulevard Plan and consistent with the Zoning Code.

#### **Sylvan Cemetery Variance– Conclusion**

In conclusion, staff has determined that the location of the existing burial plots and the existing fencing fronting Auburn Boulevard has created a special circumstance justifying approval of a variance. Additionally, the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the same zone and vicinity in which the subject property is located. The construction of a signage on this parcel is consistent with the General Plan designation of Public and the zoning of RD-2.

#### **ENVIRONMENTAL DETERMINATION**

The project is exempt from environmental review based upon CEQA section 15301 for the minor alterations to an existing facility.

#### **PUBLIC OUTREACH**

The project is within the boundaries of the Rusch Park Neighborhood Association (#2). No comments have been received.



## **RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Approve a Variance to allow the construction of two monument signs subject to the findings and conditions of approval contained in the Staff Report.

### **FINDINGS FOR APPROVAL OF A VARIANCE FOR THE SYLVAN CEMETERY**

- a. *There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district;*
- b. *Granting the Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; and*
- c. *The Variance is consistent with the General Plan, any applicable specific plan, or development agreement.*

### **CONDITIONS OF APPROVAL FOR THE SYLVAN CEMETERY VARIANCE**

- 1) This approval is for the conceptual site plan shown in Exhibit A and Signage shown in Exhibit B and C and as conditioned or modified below. This approval is conceptual in nature and additional requirements and/or conditions may be required at such time as individual development plan review permits or improvement plans are considered by the City.
- 2) The contractor shall be responsible for the location and protection of all existing utilities. The contractor shall expose and verify locations and elevations of existing underground utilities prior to construction of new improvements.
- 3) The contractor shall be responsible for coordinating with Citrus Heights Water District to avoid conflicts in placement of the entrance signs and any water facilities. The concrete entrance sign foundations must clear all water facilities by a minimum horizontal distance of twenty-four inches (24").
- 4) 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 Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. 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)

Attachments:

1. Zoning Code Section 106.38.060 Table 3-11
2. Applicant's Variance Justification

Exhibits:

- A. Site Plan and Aerial View
- B. Proposed Northern Sign
- C. Proposed Southern Sign

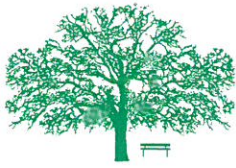
**106.38.060 - Zoning District Sign Standards**

Each sign shall comply with the sign type, area, height, and other restrictions provided by this Section, in addition to the provisions of Section 106.38.070 (Standards for Specific Sign Types).

- A. **Setback requirement for freestanding signs.** A freestanding sign shall be set back a minimum of 5 feet from a dedicated public right-of-way, except where this Zoning Code requires a different setback for a specific sign type.
- B. **Residential zone sign standards.** Each sign in the residential zoning districts shall comply with the requirements in Table 3-11, except for signs that are allowed by standards for a specific land use in Chapter 106.42.

**TABLE 3-11 - SIGN STANDARDS FOR RESIDENTIAL ZONES**

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
<b>Single Dwelling, Duplex, Triplex, Home Occupation</b>			
Wall	6 ft	1	1 sf
<b>Multi-Unit Residential Project or Structure</b>			
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 4 ft	1 of either allowed sign type per entrance or street frontage	50 sf total for all signs
<b>Non-Residential Use</b>			
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 6 ft	1 of either allowed sign type per entrance or street frontage	50 sf total for all signs



# Sylvan Cemetery District

Est 1862

ATTACHMENT 2

January 23, 2015

City of Citrus Heights  
Planning Department  
6237 Fountain Square Dr.  
Citrus Heights, CA 95621

Dear Planning Department,

I am writing this letter to request variance from standard City of Citrus Heights codes in regards to small business signage. As you know, our cemetery was established 1862 and often times is confused with a historic landmark only and/or "no occupancy" cemetery. While we are a County of Sacramento Historic Cemetery and a City of Citrus Heights Historic Cemetery, we do have many years of burials left and are seeking all the exposure we can get to fight the conception that we no longer have room. For this reason, we would like to commission new signage for the entrance of our cemetery.

While most small businesses in our area have a sidewalk in front of their business, then parking lot followed by their entrance, our situation is quite different. The sidewalk in front of the cemetery leads directly to a rock wall border with wrought iron fencing and then directly to graves inside the grounds. A monument type sign is not a viable option for our entrance. Designers at Epic Ink Graphix have designed the best possible scenario for signage at our entrance, to be aesthetically pleasing as well as visible to Auburn Blvd. traffic.

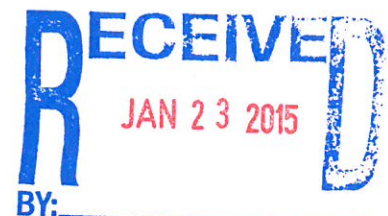
Please review the attached plans and if you have any further questions, you can call me at (916)725-3406.

Sincerely,

Ron Clark  
General Manager

Attachments

RC/cp





**CLIENT**

Sylvan Cemetery District

**LOCATION**7401 AUBURN BLVD.  
CITRUS HEIGHTS, CA 95610**OWNER'S NAME**

Ron Clark

**DATE**

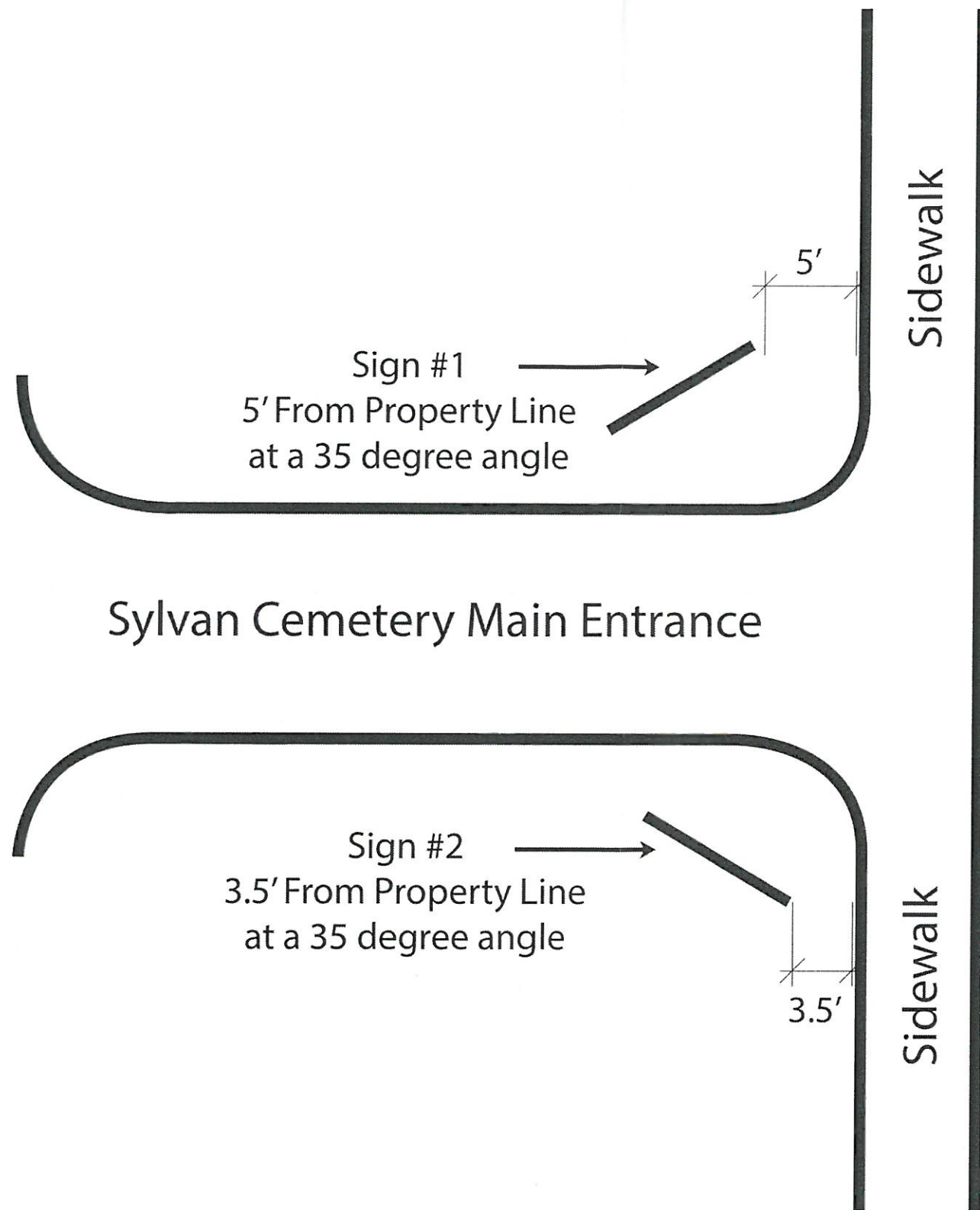
10/26/2014

**REVISIONS**

NO.	BY	DATE
1		
2		
3		
4		

7119 Mariposa Ave. Citrus Heights, CA 95610  
PH. 916-728-2364  
www.epicinkgraphics.com

EXHIBIT A



Auburn Blvd

**RECEIVED**  
JAN 23 2015  
BY: \_\_\_\_\_

- ☐ Change: Please modify the design as marked above and resend
- ☐ Accepted: The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Accepted by (print name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_  
Signature: \_\_\_\_\_

**SIGN TYPE: HDU Post and Panel**



**CLIENT**

Sylvan Cemetery District

**LOCATION**7401 AUBURN BLVD.  
CITRUS HEIGHTS, CA 95610**OWNER'S NAME**

Ron Clark

**DATE**

10/26/2014

**REVISIONS**

NO. BY DATE

1

2

3

4

7119 Mariposa Ave. Citrus Heights, CA 95610  
PH. 916-728-2364  
www.epicinkgraphix.com**RECEIVED**  
JAN 23 2015  
BY: \_\_\_\_\_

- ☐ Change: Please modify the design as marked above and resend
- ☐ Accepted: The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Accepted by (print name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_  
Signature: \_\_\_\_\_

**SIGN TYPE: HDU Post and Panel**



CLIENT

Sylvan Cemetery District

LOCATION

7401 AUBURN BLVD.  
CITRUS HEIGHTS, CA 95610

OWNER'S NAME


Ron Clark

DATE

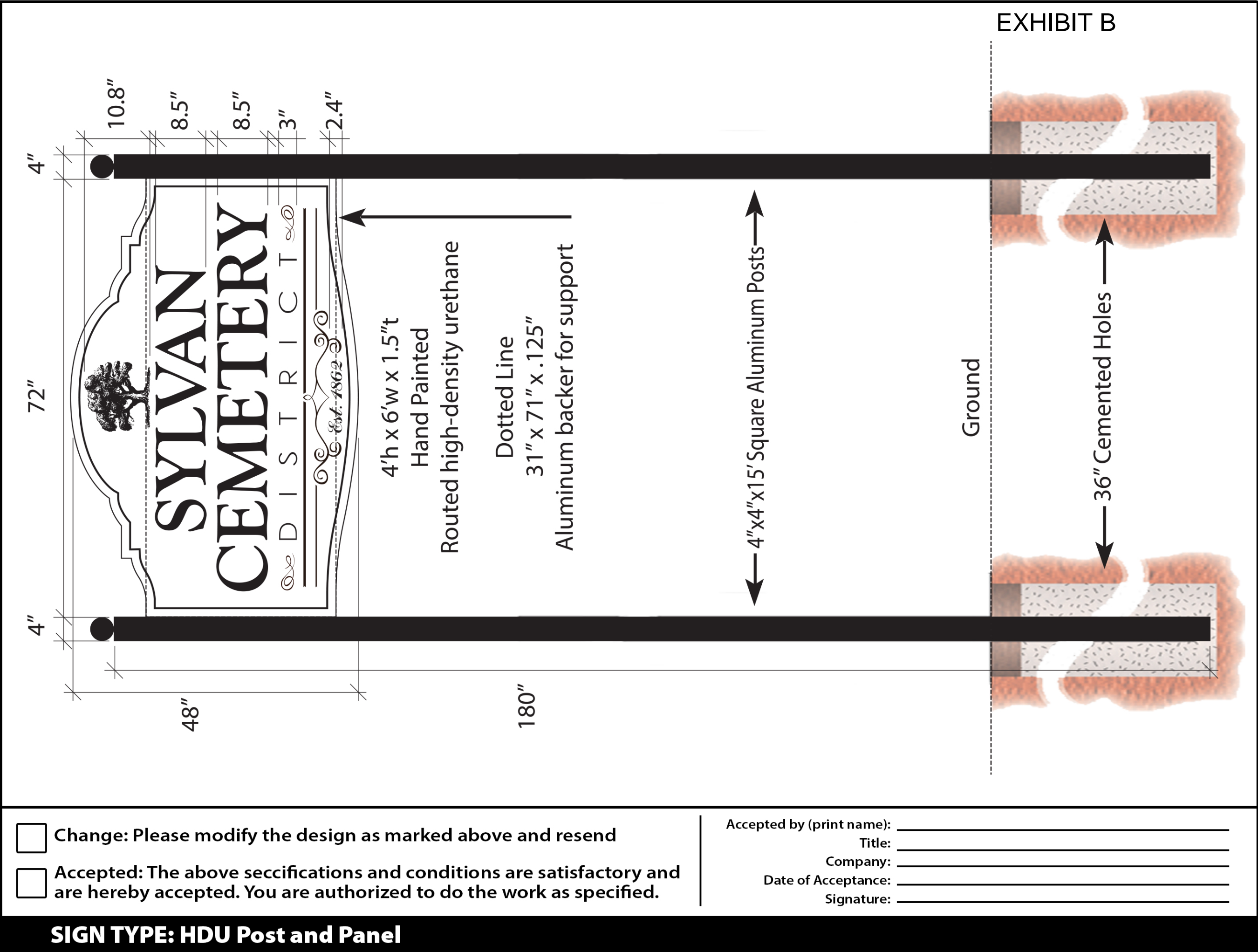
10/26/2014

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7119 Mariposa Ave. Citrus Heights, CA 95610  
PH. 916-728-2364  
www.epicinkgraphix.com





**CLIENT**

Sylvan Cemetery District

**LOCATION**7401 AUBURN BLVD.  
CITRUS HEIGHTS, CA 95610**OWNER'S NAME**

Ron Clark

**DATE**

10/26/2014

**REVISIONS**

NO.	BY	DATE
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7119 Mariposa Ave. Citrus Heights, CA 95610  
PH. 916-728-2364  
www.epicinkgraphix.com**EXHIBIT C**

6'x 4' Routed V-Groove High Density Urethane Post and Panel sign with 4" aluminum posts and round post caps with aluminum plate back



Facing South

**RECEIVED**  
JAN 23 2015  
BY: \_\_\_\_\_

- ☐ Change: Please modify the design as marked above and resend
- ☐ Accepted: The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Accepted by (print name): \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**SIGN TYPE: HDU Post and Panel**



**CLIENT**

Sylvan Cemetery District

**LOCATION**7401 AUBURN BLVD.  
CITRUS HEIGHTS, CA 95610**OWNER'S NAME**

Ron Clark

**DATE**

10/26/2014

**REVISIONS**

NO.	BY	DATE
1		
2		
3		
4		

6' x 4' Routed V-Groove High Density Urethane Post and Panel sign with 4" aluminum posts and round post caps with aluminum plate back



Facing North

- ☐ Change: Please modify the design as marked above and resend
- ☐ Accepted: The above seccifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Accepted by (print name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_  
Signature: \_\_\_\_\_

7119 Mariposa Ave. Citrus Heights, CA 95610  
PH. 916-728-2364  
www.epicinkgraphix.com**SIGN TYPE: HDU Post and Panel**