

# AGENDA CITY OF CITRUS HEIGHTS PLANNING COMMISSION MEETING City Hall Council Chambers 6360 Fountain Square Drive Wednesday, July 13, 2022 7:00 pm

#### **PLEASE 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 three (3) minutes. 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.

You may also submit your comment via email to <a href="mailto:planning@citrusheights.net">planning@citrusheights.net</a>. Each written comment will be read aloud by the Secretary.

CALL REGULAR MEETING TO ORDER
July 13, 2022 Planning Commission Meeting Agenda

Documents:

#### 7-13-22 PC AGENDA.PDF

- 1. FLAG SALUTE
- 2. ROLL CALL

Ingle, Makhnovskiy, Nishimura, Turner Mike, Scheeler, Vice Chair Van Duker,

**Chair Flowers** 

3. CONSENT CALENDAR

Approval of minutes for May 11, 2022

Documents:

#### M5-11-22 DRAFT MINUTES.PDF

#### 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. Those wishing to speak on non-agenda items will be called upon at the

beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.

#### 5. PUBLIC HEARING

a. Sunrise Vista Apartments - 6031 Sunrise Vista Drive File # PLN-21-01: The applicant is requesting a Design Review Permit and Tree Permit to construct a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 sq-ft. Other site improvements will include parking, landscaping, lighting, and recreational space. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development Projects). Project Planner: Eric Singer

#### Documents:

SUNRISE VISTA APARTMENTS\_SR 7.13.22.PDF
ATTACHMENT 1 - SUNRISE VISTA APARTMENTS VICINITY MAP.PDF
ATTACHMENT 2 - SUNRISE VISTA APARTMENTS RESO.PDF
ATTACHMENT 2A - SUNRISE VISTA APARTMENTS COAS.PDF
ATTACHMENT 3 - FULL PLAN SET.PDF
ATTACHMENT 4 - PRELIMINARY ARBORIST REPORT 2.28.20.PDF
ATTACHMENT 5 - PRELIMINARY HYDROLOGY REPORT 3.2.21.PDF
ATTACHMENT 6 - TRAFFIC STUDY 1.21.22.PDF
ATTACHMENT 7 - NOISE STUDY 12.23.21.PDF
ATTACHMENT 8 - CALTLC ARBORIST REPORT 6.2.21.PDF
ATTACHMENT 9 - CEQA EXEMPTION ANALYSIS.PDF

b. Zoning Code Density Bonus Update File # PLN-22-16:

The Planning Commission will review updates to the Zoning Code regarding compliance with State Density Bonus provisions and forward a recommendation to the City Council. A complete list of changes can be obtained from the Planning Division. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines. **Project** 

Planner: Eric Singer

Documents:

DENSITY BONUS UPDATE PC\_SR 07.13.2022.PDF EXHIBIT A - ARTICLE 3 REDLINE DB 07.2022.PDF

#### 6. REGULAR CALENDAR

Determination of General Plan Consistency - 7346 Cross Drive File # PLN-22-

**15**: Sacramento Regional County Sanitation District owns the subject vacant parcel and has declared the property as surplus property. Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any government owned land. **Project Planner: Alison Bermudez** 

Documents:

PC\_SR \_DISPOSITION\_CROSS.PDF
ATTACHMENT 1 RESOLUTION FOR CONSISTENCY FINDINGS.PDF

Planning Commission Meeting start time discussion.

#### 8. ADJOURNMENT

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

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.



Marcelle Flowers, Chair Andrew Van Duker, Vice Chair Janelle Ingle, Commissioner Paul Makhnovskiy, Commissioner Talaya Turner Mike, Commissioner Michael Nishimura, Commissioner Thomas Scheeler, Commissioner

CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Wednesday, July 13, 2022 7:00 p.m.

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#### PLANNING COMMISSION MEETING 7:00 PM

## CALL REGULAR MEETING TO ORDER July 13, 2022 Planning Commission Meeting Agenda pdf

- FLAG SALUTE
- ROLL CALL Ingle, Makhnovskiy, Nishimura, Turner Mike, Scheeler, Vice Chair Van Duker, Chair Flowers
- 3. **CONSENT CALENDAR**

Approval of minutes for May 11, 2022

#### 4. PUBLIC COMMENT

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#### 5. PUBLIC HEARING

- a. Sunrise Vista Apartments 6031 Sunrise Vista Drive File # PLN-21-01: The applicant is requesting a Design Review Permit and Tree Permit to construct a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 sq-ft. Other site improvements will include parking, landscaping, lighting, and recreational space. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development Projects). Project Planner: Eric Singer
- b. Zoning Code Density Bonus Update File # PLN-22-16: The Planning Commission will review updates to the Zoning Code regarding compliance with State Density Bonus provisions and forward a recommendation to the City Council. A complete list of changes can be obtained from the Planning

Division. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines. **Project Planner: Eric Singer** 

#### 6. **REGULAR CALENDAR**

a. Determination of General Plan Consistency – 7346 Cross Drive File # PLN-22-15: Sacramento Regional County Sanitation District owns the subject vacant parcel and has declared the property as surplus property. Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any government owned land. Project Planner: Alison Bermudez

#### 7. PLANNING MANAGER COMMENTS

Planning Commission Meeting start time discussion.

#### 8. ADJOURNMENT

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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".

Citrus Heights Planning Commission Meeting Minutes May 11, 2022 Draft

#### **MEETING CALLED TO ORDER**

Chair Van Duker called meeting to order at 7:00 pm

1. FLAG SALUTE: Commissioner Scheeler led the flag salute.

2. ROLL CALL: Commission Present: Ingle, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**ABSENT:** Flowers, Makhnovskiy (arrived at 7:08)

STAFF PRESENT: Bermudez, Blomquist, Hildebrand, Jones, Kempenaar, Singer

#### 3. PUBLIC COMMENT

No public comments.

#### 4. CONSENT CALENDAR

Approval of minutes for March 9, 2022

MOTION 1: Approval of minutes for March 9, 2022

M/S: Nishimura/Ingle

AYES: (5) Ingle, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**NOES**: (0)

ABSENT: (2) Flowers, Makhnovskiy (arrived at 7:08)

Chair Van Duker moved item 6a from Regular Calendar to Public Hearing item 5b.

#### 5. PUBLIC HEARING

a. San Juan Event Center 6240 San Juan Ave: The applicant requested a Use Permit to repurpose a 10,840 square foot tenant space within an existing retail center. The space will be used as an event center for the purpose of church gatherings, weddings, receptions and similar events. The proposed maximum number of occupants for any event is two hundred (200) people. The project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities).

Associate Planner Eric Singer presented the project to Commission and responded to questions. The discussion included:

- Music cut-off time
- Appearance of the adjacent auto shop
- Name of the event center
- Monitoring of patron count
- Fire sprinkler requirements
- Concern with driveway entrance
- Traffic analysis including blind left-turn
- Parking an impact on adjacent businesses
- Impact center will have on other nearby event centers

Chair opened the public hearing

Applicant Max Yurtsan addressed questions from commission:

- Does not expect the center to have negative impact on existing centers, mainly used by Ukrainian population
- Citrus Plaza is already established and will not be changed
- Parking spaces near the auto center were not included in the parking space count
- The site has exits, one on Sylvan one on Greenback

- Center is not intended to be used for church services
- Center will use professional management company to operate the facility

Chair closed the public hearing

**MOTION 1:** Adopt Resolution 22-04 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of California Environmental Quality Act;

M/S: Scheeler/Ingle

AYES: (6) Ingle, Makhnovskiy, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**NOES**: (0)

**ABSENT**: (1) Chair Flowers

**MOTION 2:** Approve a Use Permit to allow an existing 10,840 square-foot tenant space in a retail building to be converted into an Event Hall for a maximum of 200 people for the purpose of wedding, church events, and similar occasions located at 6240 San Juan Avenue, subject to the findings contained in this staff report and attached conditions of approval.

M/S: Scheeler/ Nishimura

AYES: (6) Ingle, Makhnovskiy, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**NOES**: (0)

**ABSENT**: (1) Chair Flowers

b. Amendment to the General Plan Housing Element: The Local Hazard Mitigation Plan (LHMP) was adopted by City Council on February 24, 2022. To remain eligible for FEMA grant funding, staff proposed an amendment to the General Plan to include specific language in the Community Health (Safety Element) Chapter that references and provides an electronic link to the most current Local Hazard Mitigation Plan. The project is Categorically Exempt from CEQA per Section 15061 (b) (3).

Associate Planner Eric Singer presented the project to Commission.

Open public hearing

No public comments.

Closed public hearing

**Motion 1:** Recommend that City Council find the project exempt from CEQA per Section 15061 (b) (3) a and approve the Draft Amendment.

M/S: Makhnovskiy/Turner-Mike

AYES: (6) Ingle, Makhnovskiy, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**NOES**: (0)

**ABSENT:** (1) Chair Flowers

#### 6. REGULAR CALENDAR

a. Determination of General Plan Consistency-Sayonara Properties.

Reviewed and determined the disposition of 12 city owned properties along Sayonara Drive is in compliance with the General Plan as per Govt Code 65402.

Senior Planner Alison Bermudez presented the project to Commission and responded to questions. The discussion included:

- Negations with Citrus Heights Water for three properties
- Meeting housing requirements from prior obligation
- Design of water tank

**MOTION 1:** Adopt Resolution No. 2022-05, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting Its Report and Certain Findings Required Under California

Government Code Section 65402 for the Disposition of Certain Vacant properties Located on Sayonara

Drive

M/S: Nishimura/Scheeler

AYES: (6) Ingle, Makhnovskiy, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker

**NOES**: (0)

ABSENT: (1) Chair Flowers

#### 7. STAFF COMMENTS

#### 8. ADJOURNMENT

Meeting adjourned at 7:47 PM

Respectfully Submitted,

Stacy Hildebrand Planning Commission Secretary

#### CITY OF CITRUS HEIGHTS PLANNING DIVISION CONDITIONS OF APPROVAL PLANNING COMMISSION MEETING May 11, 2022

#### CONDITIONS OF APPROVAL – USE PERMIT (FILE # PLN-22-02)

- 1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, and California Building Standards. [Planning]
- 2) The project is approved as described in this report and as shown in Attachment #5 and described in the Applicant's project description (Attachment #4) and shall conform to all conditions of approval and exhibits included within this project; File # PLN-22-02 for the use of an existing 10,840 square-foot retail space as an event center located at 6240 San Juan Avenue. The project shall comply with the requirements of all agencies including service providers. [Planning]
- 3) This approval will expire in three (3) years after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]
- 4) Operators of any event being held within the event center shall ensure that at no time shall the noise exceed the levels allowed by the City's Noise Regulations, including observing a 10:00 pm cutoff time for all music. [Planning]
- 5) The applicant shall inform all renters that no doors may be propped open during an active event in order to ensure noise levels do not exceed those allowed in the City's Noise Regulations. [Planning]
- 6) The applicant shall inform all renters that any event with alcohol will need to obtain the proper permits from Alcoholic Beverage Control (ABC) and provide security measures per their requirements. [Planning]
- 7) No outdoor storage shall occur where viewable by patrons, adjoining properties, or from any public right of way. [Planning]
- 8) Should any nuisances arise at the site from the late night hours, parking, loitering or other health and safety issues, the applicant shall provide security measure(s) onsite acceptable to the Community Development Director and Chief of Police. If after reasonable notice and an opportunity to correct those problems, any public nuisances remain onsite, including any health and safety issues, the City can impose reduced operational hours, require a security company to provide onsite security during hours of concern, or other operational or site improvements deemed necessary to eliminate these nuisances. [Police and Planning]
- 9) All site landscaping, outdoor lighting, and site amenities shall be maintained in good working order and kept free of graffiti, trash, and any other visual nuisances. The applicant shall be responsible for enforcing cleanup of the site and parking lot at the conclusion of each event. [Planning]
- 10) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]
- 11) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. If the use

is discontinued for more than twelve (12) consecutive months it shall be considered lapsed. [Planning]

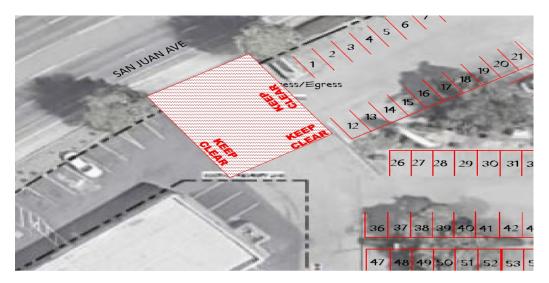
- 12) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]
- 13) INFORMATIONAL COMMENT: The State Water Resources Control Board's has issued requirements for each commercial and multi-family property to capture all fugitive trash greater than ¼" in diameter before it enters the public drainage system. The City of Citrus Heights is developing an implementation plan to comply with this requirement. While it has not currently been adopted into the municipal code, it will be in the near future, and the property owner should begin drafting a trash capture management plan for this site. The plan will need to be reviewed and approved by the City's Engineering Division. A Trash Management Declaration will also need to be recorded as part of the future requirements. This plan will describe how the property owner will capture trash/litter/debris from the site and provide documentation to the City. Please contact the City's Engineering Division for more information. [Engineering]

#### **Prior to Issuance of Building Permits**

- 14) The applicant shall repaint and apply a graffiti-resistant coating to the retaining wall that fronts the length of Sylvan Road on the east side of the building and rear exterior walls of the building subject to Planning Division review and approval. [Planning]
- 15) The applicant shall provide a detailed landscaping plan for the event center that indicates new landscape plantings and street trees for all areas of the site that are lacking adequate landscaping cover for review and approval by the Planning Division. California native, drought tolerant plants are preferred. [Planning]
- 16) The applicant shall provide detailed plans for a new trash enclosure at the north end of the complex for review and approval by the Planning Division. The Trash Enclosure shall be coated with anti-graffiti coating. [Planning]
- 17) The applicant shall provide detailed plans for all proposed tenant improvements for the intended use as an event center. As the proposed use is a change in occupancy classification for the tenant space, the applicant shall show full compliance with all fire life safety requirements as well as full accessibility for the site and the facility. [Building]
- 18) The applicant shall meet the following: Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District <u>does not</u> allow deferred submittals for Fire Sprinkler or Fire Alarm plans. [Fire]
- 19) The change of occupancy use may initiate the installation of a fire sprinkler and fire alarm system if they are not already existing. [Fire]
- 20) Based on the occupancy type of both suites, fire-rated construction may also be required to separate the adjacent business. [Fire]
- 21) The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits. [SASD]

#### **Prior to Final Occupancy**

- 22) Prior to occupancy or building permit finals, remove & replace the existing driveway along San Juan Avenue. Driveway shall meet city standards and comply with all accessibility requirement. [Engineering]
- 23) Prior to occupancy or building permit finals, remove & replace a portion of the existing sidewalk located on each side of the driveway where tree roots have damaged it. [Engineering]
- 24) The on-site intersection of the drive aisles near the driveway shall be striped, "KEEP CLEAR" to minimize stacking of vehicles along San Juan Avenue. Any new parking lot striping shall meet the minimum requirements of Zoning Code Section 106.36.080. [Engineering & Planning]



- 25) Prior to final occupancy, the applicant shall submit plans to CHWD that shows the fire sprinkler assembly will be upgraded to the current standard RPDA assembly, including a concrete pad and freeze bag per CHED Standard Detail FP\_650\_1 and FP\_650\_2. [CHWD]
- 26) Prior to final occupancy, the applicant shall submit plans to CHWD that shows the water service located near said fire assembly will have a backflow device installed, including a concrete pad and insulated cage per CHWD Standard Detail RP\_312. [CHWD]
- 27) Applicant 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.



# STAFF REPORT

July 13, 2022

**Hearing Date:** 

#### File Number:

PLN-21-01 / DRP-21-01 & TP-22-25

#### **Application Type:**

**Design Review Permit** 

#### **Assessor's Parcel Number:**

243-0350-008-0000

#### Prepared by:

Eric Singer, Assistant Planner

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

**Project Name:** Sunrise Vista Apartment Complex

Project Address: 6031 Sunrise Vista Drive

Gross Acreage: 1.38 Net Acreage: 1.38 Maximum FAR: 0.60 Provided FAR: 0.46

Current Zoning: LC Proposed Zoning: LC Neighborhood Association: 11

(Birdcage Heights)

Surrounding Zoning:		Surrounding Land Use Designation	Actual Use:	
On-site:	Limited Commercial (LC)	General Commercial (GC)	Vacant	
North:	Limited Commercial (LC)	General Commercial (GC)	Public Storage Facility	
South:	Limited Commercial (LC)	General Commercial (GC)	Sunrise Rollerland	
West:	Special Planning Area (SPA)	Marketplace Mixed Use (MMU)	Sunrise Mall	
East:	Medium Density Residential (RD-20)	Medium Density Residential	Edgewater Apartment Complex	

Env	iron	menta	I Stat	tus:

- (X) Exempt Section 15332 (In-Fill Development Projects) ( ) Previous Negative Declaration
- () Negative Declaration
- ( ) Mitigated Negative Declaration

- ( ) Environmental Impact Report
- () Previous Environmental Impact Report

#### **Planning Department Recommendations:**

- () Approve
- (X) Approve with conditions (Attachment 2a)
- () Denial

Applicant:	Leonid Kotyakov 3800 Calverhall Way Rocklin, CA 95677	Property Owner:	Vlad / Lilia Gorshteyn Family Trust 15965 Lancaster Rd. Los Gatos, CA 95030

#### **SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission make the following motions:

- 1. Adopt Resolution 22-\_\_ determining the project is Categorically Exempt from CEQA per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act; and
- Approve a Design Review Permit to allow for the construction of a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 square feet, and other site improvements including parking, landscaping, lighting, and recreational space, located at 6031 Sunrise Vista Drive, subject to the findings contained in the staff report and attached conditions of approval; and
- 3. Approve a Tree Permit to allow for the removal of three (3) protected trees totaling 48 inchesdbh in order to construct a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 square feet, and other site improvements including parking, landscaping, lighting, and recreational space, located at 6031 Sunrise Vista Drive, subject to the findings contained in the staff report and attached conditions of approval.

#### **BACKGROUND**

The project site is a 1.38-acre parcel located on Sunrise Vista Drive, south of Greenback Lane and east of the Sunrise Mall property. The parcel is adjacent to a public storage facility to the north, the Sunrise Mall to the west, Sunrise Rollerland to the south, and an apartment complex to the east. Other uses in the vicinity of the parcel include retail uses, fast casual restaurants, a banquet hall, and offices.

The parcel is one of the few remaining vacant parcels within the immediate area. Previous development proposals were considered for this site; however, were impeded by the former existence of a large oak tree. The applicant initially applied to develop the parcel in 2020 with the intention of retaining the oak tree, and designed the site plan around the tree and gentle sloping grade toward the northwest corner of the parcel. In 2021, the oak tree was shown to be in failing health by a subsequent arborist report that was peer-reviewed by the City's on-call arborist (Attachment #8) and subsequently removed by the applicant. Since the initial submittal, the applicant has revised the site plan to include a pool area and community room where the oak tree once stood.



Figure 1: Aerial View

#### **PROJECT DESCRIPTION**

The applicant is proposing to construct a 27-unit apartment complex comprised of three separate buildings, totaling approximately 27,600 square feet, with associated site improvements that include drive aisles, parking, landscaping, lighting, and recreational space consisting of a pool, community lounge building, and open space/drainage detention basin. The apartments consist of nine (9) one-bedroom and sixteen (16) two-bedroom units (two of which are ADA compliant, located on the ground floors of buildings A and B).



**Figure 2: Perspective Rendering** 

#### Site Design

The site plan has been designed based on the initial concept that accounted for the large oak tree that no longer exists on site. The applicant positioned the three buildings outside of the original dripline of the tree, as well as outside of the required setbacks for three-story buildings. A drive aisle provides access from Sunrise Vista Drive on the east end of the site to the southwestern corner of the parcel to access building C (see Figure 3 below).

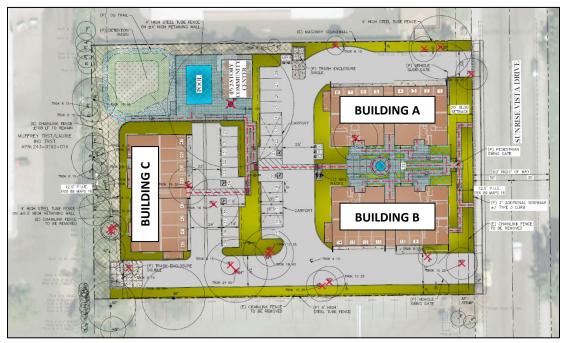


Figure 3: Site Plan

Primary access to the site is provided by a circular driveway with two access points along Sunrise Vista Drive spaced approximately 135 feet apart. Both driveways will be gated. The proposed driveway provides access to both covered and uncovered parking spaces throughout the site. Primary parking for each building is located within the ground floor as covered spaces, with additional uncovered parking provided along two drive aisles centered on the site plan.

#### **Architectural Design & Amenities**

The architecture of the proposed apartments can be considered modern in nature, with large cubical vertical elevations broken up by varied depths of façade, windows and decks. Proposed colors include various shades of gray, taupe, and dark bronze, with stucco and metal finishes.



Figure 4: Street-level View

The apartment complex has been designed to provide several amenities for residents including:

- Community lounge
- Pool
- Over 6,700 square feet of outdoor recreation area
- Central landscaped entrance courtyard between building A and B

#### DESIGN REVIEW PERMIT (FILE # PLN-21-01 / DRP-21-01)

#### Design Review Permit - Description of Request

The Design Review Permit is requested to allow for the construction of a 27-unit apartment complex comprised of three separate buildings, totaling approximately 27,600 square feet, with associated site improvements that include drive aisles, parking, landscaping, lighting, and recreational space consisting of a pool, community lounge building, and open space/drainage detention basin.

#### Design Review Permit – Analysis of Request

The Citrus Heights Zoning Code requires that findings be made in order to approve a Design Review Permit. The required findings are listed below in italicized bold print and are followed by an evaluation of the map in relation to each finding.

- The proposed apartment complex is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;
- The proposed apartment complex complies with the Zoning Code;

The proposed apartment complex meets several goals and policies outlined in the General Plan, including the following:

Policy 25.1: Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Policy 26.2: Promote construction of housing types with a variety of prices, styles, and designs.

Policy 26.4: Promote high-quality multi-family developments that include appropriate design, scale, and amenities

Policy 11.1C: Identify opportunities to expand entertainment, restaurant, lodging, and leisure activities that complement and support the retail uses in Sunrise MarketPlace

The project has been designed to comply with the development standards and design guidelines outlined in the Zoning Code. Compliance with the relevant Zoning Code standards is discussed below:

#### Building Setback(s)

The project meets the requirements of Zoning Code Section 106.26.040 that requires the following setbacks for structures within the LC zone:

Setback Location	Required	Proposed
Front*	20 feet	20 feet
Rear*	25 feet	~25 feet
Side*	25 feet	~30 feet (north)
		~35 feet (south)

<sup>\*</sup>Setbacks only required when immediately adjacent to a residential or open space zone

Additionally, per Section 106.42.150(B) of the Zoning Code, multi-family buildings that are three stories in height must maintain a minimum 20-foot setback from one another, which this design achieves.

#### Building Height(s)

The maximum height allowed in the LC zone is 50 feet. The building has been designed with a maximum height of thirty (30) feet and a three-story elevation, meaning the project complies with the maximum height requirement. Although the applicant provided a line-of-sight diagram on pg. A-1 of

the full plan set (Attachment #3), staff has included a Condition of Approval that requires these units be screened, subject to staff approval.

#### **Allowed Density**

The underlying General Plan designation of General Commercial allows for a housing unit density of up to 40 units per acre, The Zoning of Limited Commercial allows a maximum density of 20 units per acre. The total unit count of 27 is the maximum number of housing units allowed based on the 1.38-acre site.

- The proposed apartment complex's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;
- The proposed apartment complex provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- The proposed apartment complex complies with all applicable design standards in Chapter 106.31 and/or other applicable city design guidelines and policies;

#### **Building Design**

The applicant has submitted exterior elevation plans for the proposed project (refer to sheets A-1, A-2, A-5, A-6, A-9, and A-10 of Attachment #3). The design of the apartments can be considered modern, with large cubical vertices punctuated by squared windows and metals railings enclosing decks on floors two and three, metal canopies above windows on the third floor, and variations in depth along the façade. Proposed colors include various shades of gray, taupe, and dark bronze, with stucco and metal finishes. The apartment buildings are designed as three separate structures, with Buildings A and B located along the Sunrise Vista frontage housing ten (10) units apiece and Building C located at the rear of the property housing seven (7) units.



Figure 5: Elevation View

Zoning Code Section 106.31.030 highlights several desirable design attributes for new multi-family developments, and the applicant has proposed a building design that meets the following standards:

- Higher density projects should be designed either with ground floor units having individual sidewalk entrances, or as courtyard projects with at least one significant pedestrian entrance from the street sidewalk – The proposed buildings have a large central courtyard between Buildings A and B accessed through a primary entrance from Sunrise Vista Drive.
- Residential units and activity areas not adjacent to a street should be accessible via pedestrian
  walkways and bikeways separate from vehicle parking areas and driveways There are several
  ADA-compliant paths of travel throughout the site that connect each building to each other and
  the recreational space at the northwest corner of the site.
- A structure with three or more attached units should incorporate wall and roof articulation to reduce apparent scale. The use of balconies, porches, and patios as part of multi-family structures is encouraged for both practical and aesthetic value. These elements should be used to break up large wall masses, offset floor setbacks, and add human scale to structures The building has several planes of depth along its façade, broken up by windows, balconies, railings, and trim.

#### Grading / Walls / Drainage

Due to the gradual downward slope of the site from southeast to northwest, a significant amount of grading is required to accommodate the site improvements (860 net cubic yards of cut/fill). In particular, the grading associated with the development of Building C, the pool area, and community lounge will necessitate a 3-6 foot tall retaining wall with 4 foot tall tubular fencing around the building and recreational area perimeter. The design of the retaining wall has been conditioned to be subject to Planning and Engineering Division approval (Condition #17).

Due to the natural drainage of the site toward the northwest corner of the parcel, the applicant has proposed a detention basin per the recommendations outlined in the preliminary hydrology and hydraulic analysis provided by TSD Engineering (Attachment #5 dated March 2, 2021). According to the analysis, the proposed detention basin has the capacity to hold the required volume of drainage from the site and account for 100-year storm events.

#### Lighting / Noise

The exterior lighting will accommodate the parking lot, provide safe lighting in exterior areas, and serve as accents to the building design. The project has been designed to ensure the lighting levels conform to the Zoning Code requirement of 0.5 foot-candles within two feet of the property line. In addition, the project is conditioned to require all lights to be "full cut off" style to minimize light pollution into the night sky (Condition #5).

A noise study (Attachment #7) was also required by staff to measure any potential noise effects from refuse collection onsite. The study concluded that the increases in interior noise levels would be short-term and periodic, and because refuse collection is a common component of residential uses, adverse noise impacts resulting from refuse collection activities within the interior areas of proposed residences are not expected.

 The proposed apartment complex provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and

#### Circulation

Staff required a traffic study of the proposed development based on the number of expected trips generated by the new housing units. Fehr & Peers conducted the traffic analysis (Attachment #6), and their report analyzed the following components of the proposed design:

- Existing conditions
- Existing plus project conditions
- Project access and on-site circulation
- Vehicle Miles of Travel (VMT)

Their report determined that the largest impact to traffic would occur at the Sunrise Vista/Greenback intersection, with a six-vehicle increase to the westbound left-turn lane (turning south onto Sunrise Vista) during the PM peak hour. Their report indicated more than sufficient length along the Greenback corridor to accommodate the additional vehicle queue length.

The driveway locations do not represent a serious operational concern due to the modest levels of traffic that would use each driveway and the low level of traffic along Sunrise Vista Drive. Lastly, the proposed project would meet the criteria required per the SB 743 Implementation Guidelines for City of Citrus Heights (2021) to yield a presumed less-than-significant VMT impact due to proximity to transit.

#### <u>Parking</u>

Section 106.36.040 of the Zoning Code specifies that one bedroom units provide a minimum of one covered spaces per unit, and two bedroom units provide a minimum of two spaces per unit (at least one of which is covered). Additionally, one space of guest parking is required for every four units. The proposed parking design provides the minimum number of spaces as seen in the table below:

Unit Type	Required	Proposed
9 One-Bedroom	9 covered spaces	9 covered spaces
(1 covered space per unit)		
18 Two-Bedroom (2 spaces per unit – at least 1 covered per unit)	18 covered spaces 36 total spaces	21 covered spaces 15 uncovered spaces 36 total spaces
Guest Parking (1 space for every 4 units)	7 spaces	7 spaces
Total	27 covered spaces 52 total spaces	30 covered spaces 22 uncovered spaces 52 spaces total

#### **Public Improvements**

The project has been conditioned to dedicate 12.5-feet of public utility and pedestrian easement and replace existing improvements along the length of the Sunrise Vista Drive frontage to meet all current City standards and accessibility requirements (Condition #23). These include curb, gutter, sidewalk, and storm drain improvements.

#### Pedestrian Access / Circulation

Primary pedestrian access to the site is achieved through the central courtyard on the east end of the site, accessed from Sunrise Vista Drive. As the community is gated, the only access is via the central gated courtyard.

Staff recommended on several occasions that the applicant create a pedestrian connection between the site and the adjacent Sunrise Mall property to the west, indicating the future redevelopment of the

site places an emphasis on pedestrian connectivity. The applicant cited grade change and drainage issues as primary reasons why the pedestrian connection could not be achieved, but staff has included Condition #17 that requires the applicant to investigate more thoroughly the feasibility of creating a pedestrian connection to the adjacent Sunrise Mall property prior to issuance of building permits. If conditions preclude the ability to create such a connection, the applicant will be required to document the conditions for staff review and approval.

 The proposed apartment complex provides appropriate open space and landscaping, including the use of water efficient landscaping.

#### Open Space / Landscaping

The applicant has submitted an arborist report that reviewed the existing trees and identified trees that are in the removal zone due to construction of the building. A variety of trees require removal (discussed below under the Tree Permit analysis). A total of 48 inches of diameter at breast height (DBH) of protected trees in good health will require mitigation for removal, which the applicant has accounted for in the landscape plan shown on page L-1 on the full plan set (Attachment #3).

Per Section 106.42.150(C)(1), the project is required to provide 250 square feet of recreational area per dwelling unit. Based on the 27 units proposed, the complex would be required to provide 6,750 square feet of open and recreational space. The proposed plans show that the outdoor area at the northwest corner of the site (pool, clubhouse, detention basin) as well as the courtyard entrance area between buildings A and B account for the minimum 6,750 square feet required. Staff has included a Condition of Approval (#20) that requires the applicant provide documentation that the detention basin can be used as recreational space, at least during the dry months.

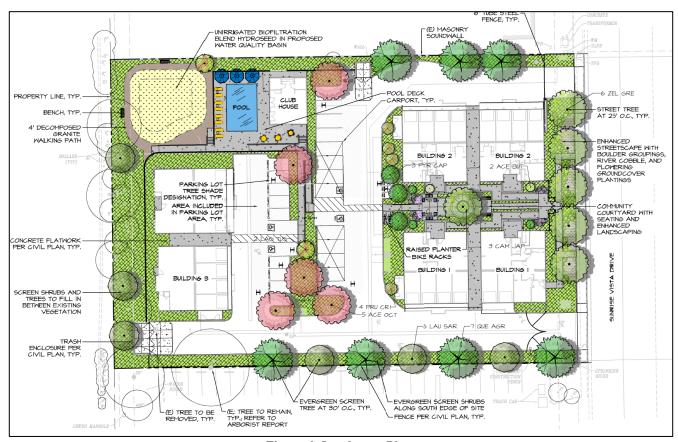


Figure 6: Landscape Plan

The project has also been designed to comply with the landscaping requirements of Section 106.34.040 if the Zoning Code. All useable open areas of the site are dedicated to landscaping, with the required 50% parking lot shading requirement achieved through a combination of landscaping and covered parking spaces (carports). Along the Sunrise Vista frontage, the design achieves the minimum 10-foot wide landscaping strip between the public right-of-way and the beginning of the parking area.

#### **Design Review Permit - Conclusion**

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Design Review Permit for the construction of a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 square feet, and other site improvements including parking landscaping, lighting, and recreational space as conditioned in Attachment 2a.

#### TREE PERMIT (FILE # TP-22-25)

#### **Tree Permit – Analysis**

Chapter 106.39 of the Zoning Code contains the city's Tree Preservation and Protection measures. The purpose of this is to preserve and protect the city's remaining native Oak trees, heritage trees, mature trees, and others as identified in the Zoning Code. The required findings are listed below in italicized bold print and are followed by an evaluation of the map in relation to each finding.

- 1. The approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of this Chapter; and
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to replace the trees removed.

Per the original arborist report (Attachment #4), the site contains twenty-four (24) protected oak trees greater than 4" DBH dispersed throughout the parcel. Of the seventeen (17) protected trees proposed for removal, fourteen (14) are in poor health so they are no longer considered protected by the Tree Preservation Ordinance. As previously mentioned, the large heritage oak at the center of the site was removed in 2021 after a subsequent peer-reviewed arborist report (Attachment #8) showed it was in severe decline.

Three (3) trees totaling 48"-dbh proposed for removal are protected by the Tree Preservation Ordinance and will require mitigation. Mitigation for the loss of these trees includes replanting other tree species acceptable by the city on the site, which is accounted for on page L-1 of the full plan set (Attachment #3). The applicant may also pay into a tree preservation fund (\$298 per inch of diameter) managed by the city.

Staff has included as a condition of approval in the report that the applicant evaluate the potential impacts of the protected trees and provide mitigation measures to lessen any disruption to the trees during construction activities within the dripline of the remaining trees. A final Tree Assessment will be required based on the construction documents for the project. Mitigation has been included to ensure the survival of the remaining trees onsite.

#### **Tree Permit – Conclusion**

Based on the analysis above staff recommends approval of the Tree Permit. This approval is subject to a condition that each inch of protected tree, identified for removal in this staff report and as shown in Attachment #4, would be replaced by a 15-gallon size tree, within the balance of the site or pay into

the city's tree preservation fund (\$298 per inch of diameter) in lieu of any required tree planting, or a combination of both. With this condition in place the project would meet the intent of the Tree Preservation Ordinance, which is to preserve trees to the greatest extent possible.

#### FINDINGS FOR DESIGN REVIEW PERMIT APPROVAL

- The proposed apartment complex is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;
- The proposed apartment complex complies with the Zoning Code;
- The proposed apartment complex's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;
- The proposed apartment complex provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- The proposed apartment complex complies with all applicable design standards in Chapter 106.31 and/or other applicable city design guidelines and policies;
- The proposed apartment complex provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and
- The proposed apartment complex provides appropriate open space and landscaping, including the use of water efficient landscaping.

#### FINDINGS FOR TREE PERMIT APPROVAL

- The approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of this Chapter; and
- Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to replace the trees removed.

#### **ENVIRONMENTAL DETERMINATION**

The project involves development on a property five (5) acres or less in size currently served by utilities and is therefore Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15332 (In-fill Development Projects).

This exemption is intended to promote infill development within urbanized areas. The class of exemptions consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects.

Attachment 9 demonstrates Project consistency with the in-fill exemption requirement as further analyzed in Attachments 3-8. The Project is required to comply with the city's adopted water quality standards. Further, the construction is required to comply with Air Quality regulations promulgated by the Sacramento Air Quality Management District, including demolition and construction regulations. As a result, no additional CEQA review is required.

#### PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. In addition, the nearby neighborhood association (NA #11) as well as the Sunrise Marketplace Business Improvement District was notified of the project. To date, no comments have been received on the project.

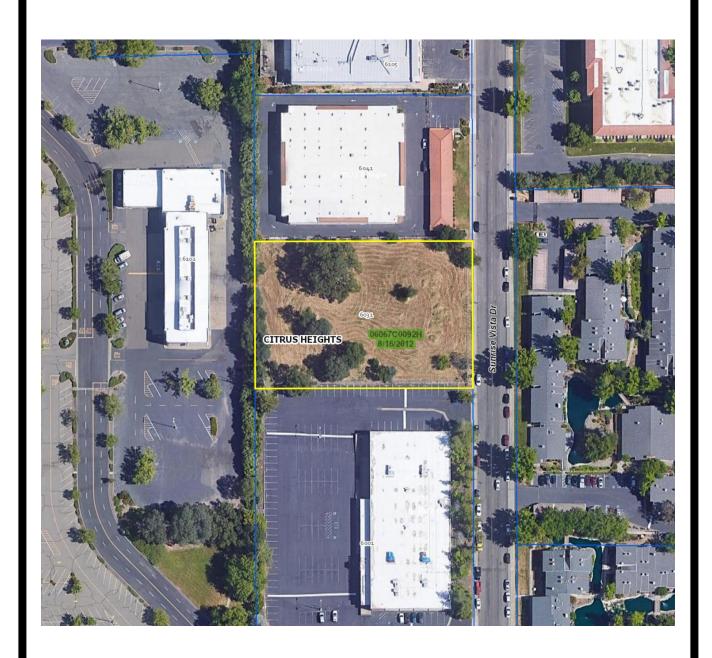
#### **RECOMMENDED MOTIONS**

The Planning Division recommends the Planning Commission make the following motions:

- 1. Adopt Resolution 22-\_\_ determining the project is Categorically Exempt from CEQA per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act; and
- Approve a Design Review Permit to allow for the construction of a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 square feet, and other site improvements including parking, landscaping, lighting, and recreational space, located at 6031 Sunrise Vista Drive, subject to the findings contained in the staff report and attached conditions of approval; and
- 3. Approve a Tree Permit to allow for the removal of three (3) protected trees totaling 48 inchesdbh in order to construct a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 square feet, and other site improvements including parking, landscaping, lighting, and recreational space, located at 6031 Sunrise Vista Drive, subject to the findings contained in the staff report and attached conditions of approval.

#### Attachments

- 1. Vicinity Map
- 2. Resolution 22
  - a. Conditions of Approval
- 3. Full Plan Set
- 4. Preliminary Arborist Report dated February 28, 2020
- 5. Preliminary Hydrology Report dated March 2, 2021
- 6. Transportation Study for Proposed Sunrise Vista Apartments, Fehr & Peers dated January 21, 2022
- 7. Environmental Noise Assessment, Bollard Acoustical Consultants dated December 23, 2021
- 8. *Tree Risk Assessment Report*, California Tree and Landscape Consulting, Inc. dated June 2, 2021
- 9. CEQA Exemption Analysis





Sunrise Vista Apartments
Design Review Permit
6031 Sunrise Vista Drive
PLN-21-01 / DRP-21-01

#### **RESOLUTION NO. 2022-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RELATING TO IN-FILL DEVELOPMENT PROJECTS, AND APPROVING THE DESIGN REVIEW PERMIT FOR THE APARTMENT COMPLEX LOCATED AT 6031 SUNRISE VISTA DRIVE

**WHEREAS**, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, '21000 et seq.), the project is categorically exempt from CEQA per Section 15332, related to In-Fill Development Projects;

**WHEREAS**, the Planning Commission of the City of Citrus Heights held a public hearing on July 13, 2022, wherein public testimony was taken; and

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the Categorical Exemption as outlined in Attachment 9 to the Staff Report is applicable to the proposed Design Review Permit and Tree Permit and no further review is required; and

**WHEREAS**, the proposed Design Review Permit is consistent with the Zoning Code and General Plan enacted at the time of the application submittal and the project is approved with conditions as shown in Exhibit A.

#### NOW, THEREFORE, BE IT RESOLVED THAT:

- 1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.
- 2. The Planning Commission does hereby approve the Design Review Permit and Tree Permit for the apartment complex at 6031 Sunrise Vista Drive.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** by the Planning Commission of the City of Citrus Heights, California, this 13<sup>th</sup> day of July, 2022 by the following vote, to wit:

AYES: NOES: ABSENT: ABSTAIN:	
APPROVED	ATTEST
Marcelle Flowers, Chairperson	Stacy Hildebrand, Planning Commission Secretary

**Exhibits** 

A. Conditions of Approval



#### CITY OF CITRUS HEIGHTS PLANNING DIVISION CONDITIONS OF APPROVAL PLANNING COMMISSION MEETING July 13, 2022

#### CONDITIONS OF APPROVAL - DESIGN REVIEW PERMIT (FILE # PLN-21-01 / DRP-21-01)

- The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, California Building Standards. [Planning]
- 2) The project is approved as described in this report and as shown in Attachments 1 through 9 and shall conform to all conditions of approval and exhibits included within this project; File #PLN-21-01 / DRP-21-01 for the construction of a 27,600 square foot, 27-unit apartment complex with associated site improvements. The project shall comply with the requirements of all agencies including service providers. [Planning]
- 3) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by Community Development staff, provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]
- 4) This Design Review Permit approval does not include any signs. All sign plans must receive separate review and approval by the Planning Division prior to installation of any new signs. [Planning]
- 5) All outdoor lighting including parking lot lighting shall be designed with full shields, and cut off flat lenses to ensure that all light from any fixture will not direct light skyward, and will minimize light pollution consistent with section 106.35 of the Zoning Code. Flood lights are strictly prohibited. [Planning]
- 6) Rooftop equipment shall be screened from public view subject to Planning Division Approval. [Planning]
- 7) Any plans submitted to the Building Division for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. [Planning]
- 8) Prior to any mobilization or site work the applicant shall submit documentation that the project has complied with the Conditions of Approval, CEQA Exemption Analysis, and General Plan Mitigation Monitoring and Reporting Requirements, including but not limited to:
  - a. Preconstruction nesting surveys
  - b. Stormwater Pollution Prevention
  - c. Construction Equipment Air Quality Certification
- 9) The project shall adhere to the State of California's General Construction Permit requirements. Provide documentation of compliance with applicable requirements prior to any soil disturbing activities. [Engineering]
- 10) Site shall meet the pre and post-construction Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. The following is their link: <a href="https://www.beriverfriendly.net">https://www.beriverfriendly.net</a>. [Engineering]
- 11) Post-project stormwater runoff cannot exceed the runoff from the existing predevelopment conditions. [Engineering]

- 12) Roof drains for the buildings shall not directly connect into the storm drain system.

  Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved filtering methods before entering the City's storm drain system. [Engineering]
- 13) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]
- 14) The State Water Boards' Trash Amendment requires that all commercial, industrial, and multi-family sites achieve full trash capture compliance by 2030. Trash capture is the developed site's ability to capture trash debris and litter from the property before it enters the public storm-water system. This site's location has been identified as a moderate trash generating parcel. This project is required to develop a full trash capture management plan that complies with the State Water Resource Control Board requirements. Prior to any occupancy of the proposed buildings, a Trash Maintenance Declaration and a Trash Management Plan for the property must be reviewed and approved by the City. The Trash Maintenance Declaration must be filed with the County of Sacramento's Recorder's Office. A Trash Maintenance Declaration template is available. [Engineering]

#### **Prior to Issuance of Building Permits**

- 15) Final detailed landscaping and irrigation plans for the project site shall be submitted to Planning staff prior to issuance of any building permits. [Planning]
- 16) A Final Tree Impact Assessment shall be submitted and approved by the Planning Division prior to issuance of any building permits. The Impact Assessment shall assess construction impacts to the existing trees as well as outline construction methods that shall be used to protect the trees during construction of the project. [Planning]
- 17) The design and materials for any proposed retaining walls shall be approved by the Planning and Engineering Divisions prior to issuance of building permits. Anti-graffiti coating is required. [Planning]
- 18) The applicant shall investigate the feasibility of creating a pedestrian connection between the subject property and the adjacent property to the west, and if no connection is possible the applicant shall document the conditions that prevent such a connection from being made for review and approval by the Planning Division. [Planning]
- 19) The applicant shall submit an elevation plan that shows the HVAC units on top of each building are adequately screened from public view to the Planning Division for review and approval. [Planning]
- 20) The applicant shall submit documentation of the usability of the detention basin as recreational space, at minimum during dry months, to the Planning Division for review and approval. [Planning]
- 21) Dedicate 12.5-ft Public Utilities Easement (PUE) along Sunrise Vista Drive. PUE shall be located behind the existing Right-of-Way (ROW). [Engineering]
- 22) Dedicate Pedestrian Easement along Sunrise Vista Drive for portions of the new 6-ft wide sidewalk that is not located within the existing ROW. [Engineering]
- 23) The existing frontage improvements along Sunrise Vista Drive shall be removed and replaced to meet current City standards and all accessibility requirements. The following improvements shall be installed along Sunrise Vista Drive:
  - a) Vertical curb (Type 2) & gutter.
  - b) 6-ft wide sidewalk.

- c) Type A-6 commercial driveways. (minimum driveway width 35-feet)
- d) Any needed storm drain system as determined during the design stage. [Engineering]
- 24) Required development impact fees shall be paid prior to building permit issuance. Fee rates assessed shall be calculated during the building permitting process.
  - a) Roadway Fees
  - b) Transit Fees
  - c) Administration Fees [Engineering]
- 25) Drainage Impact Fees shall be paid to the County of Sacramento Water Resources Department prior to issuance of the Building Permit and/or approval of the Improvement Plans; whichever is issued first. Applicant shall contact the County for calculation & collection of the fees. [Engineering]
- 26) All other outside agency impact fees & connection fees shall be paid prior to issuance of the Building Permit. [Engineering]

#### **Prior to Final Occupancy**

- 27) Prior to any occupancy of the proposed buildings, a Stormwater Maintenance Declaration and a Stormwater Management Plan for the proposed stormwater quality features on the property must be prepared by the owner then reviewed and approved by the City. The Stormwater Maintenance Declaration must be filed with the County of Sacramento's Recorder's Office. A Stormwater Maintenance Declaration template is available. [Engineering]
- 28) Applicant 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.

#### **CONDITIONS OF APPROVAL - TREE PERMIT (FILE # TP-22-25)**

- 1) The applicant shall submit a final Tree Impact Assessment. The tree impact assessment report shall include all preservation measures, including details for modified curbs and paving that the applicant shall undertake during construction to ensure the long-term health and safety of the trees. The impact assessment report shall take into account improvement plans that show any encroachment into the drip-lines of any protected trees. [Planning]
- 2) No activity within the dripline of any tree beyond that identified within this report is permitted without approval from the Planning Division as identified in Attachment 5. Only those trees identified as appropriate for removal, in accordance with Attachment 5 are authorized for removal, in accordance with the information provided earlier in this staff report. [Planning]

3) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the property owners and contractor to inform all subcontractors of the tree preservation requirements. [Planning]

#### Prior to Issuance of a Building Permit

- 4) A fencing plan shall be shown on the approved site plan demonstrating the dripline for the affected trees. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. [Planning]
- 5) The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the dripline of the trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the front of the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

#### "WARNING

# THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT"

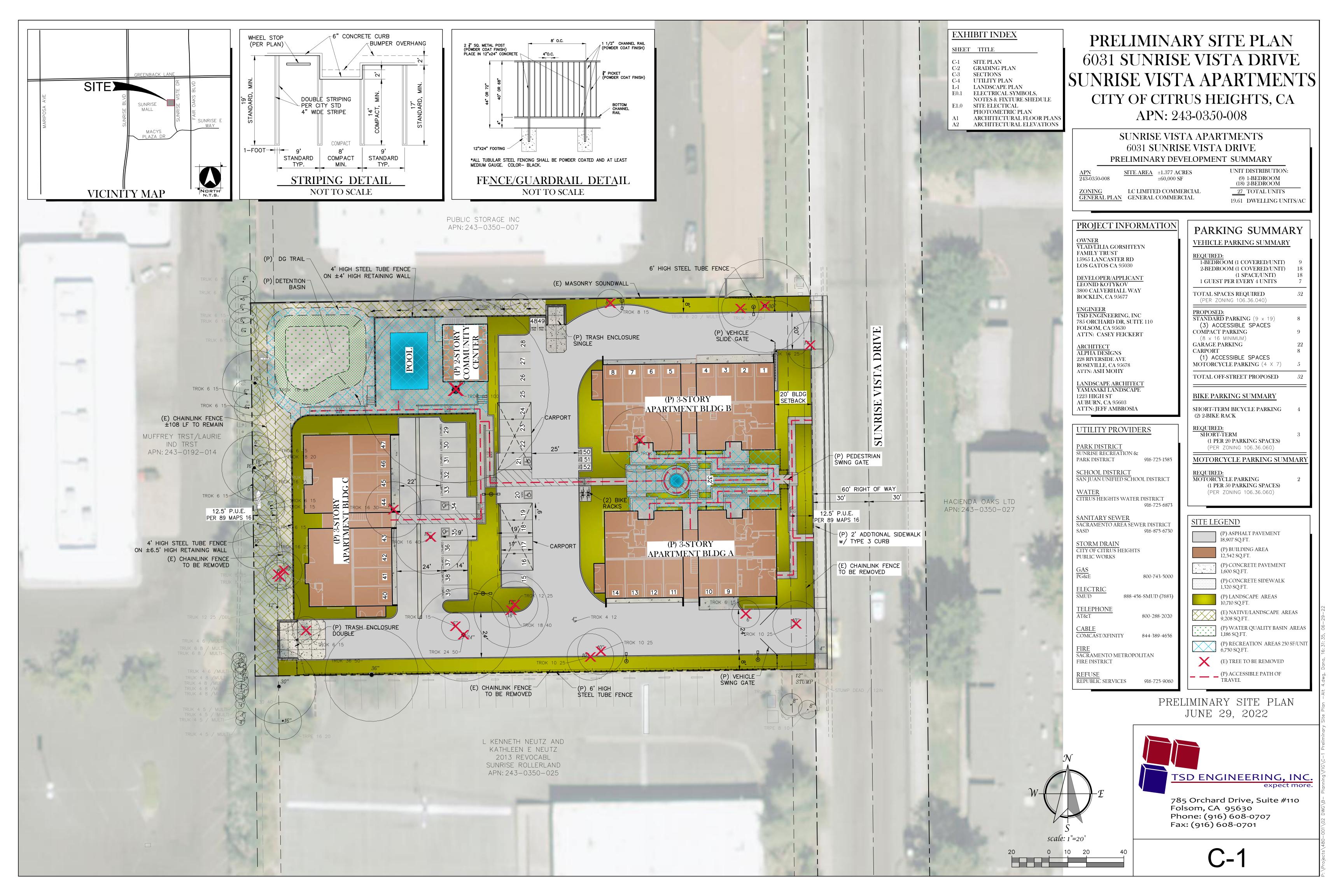
#### [Planning]

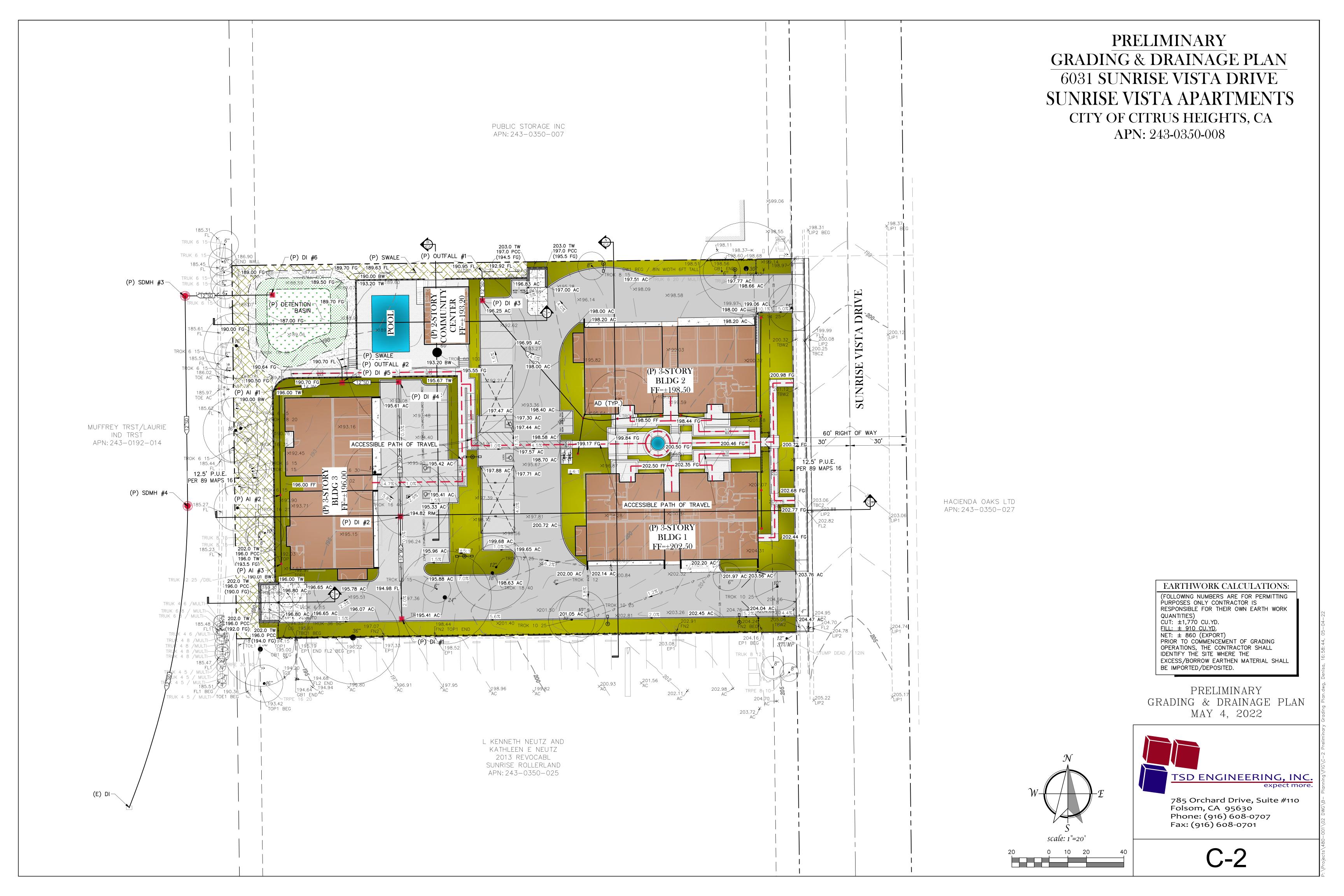
- 6) The applicant shall contact the Planning Department to inspect and approve the temporary fencing and signs around the protected zones before beginning any construction. [Planning]
- 7) All pruning shall be completed prior to the beginning of construction. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. [Planning]
- 8) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the trees due to the construction impacts shall be completed by the applicant, prior to occupancy. [Planning]
- 9) A utility trenching plan shall be submitted which demonstrates that the trenching-pathway for all utilities will be located outside the dripline of all retained trees. If this mitigation is not feasible other mitigation measures offered by a certified arborist and accepted by the Community Development Director must be made. [Planning]
- 10) Replacement planting of trees shall be completed so that for each inch of protected tree removed, a replacement 15-gallon size tree shall be planted in its place within a the subject property. The applicants must submit a planting plan to the city to the satisfaction of the Community Development Director or pay into the city's tree preservation fund (\$298 per inch of diameter). [Planning]

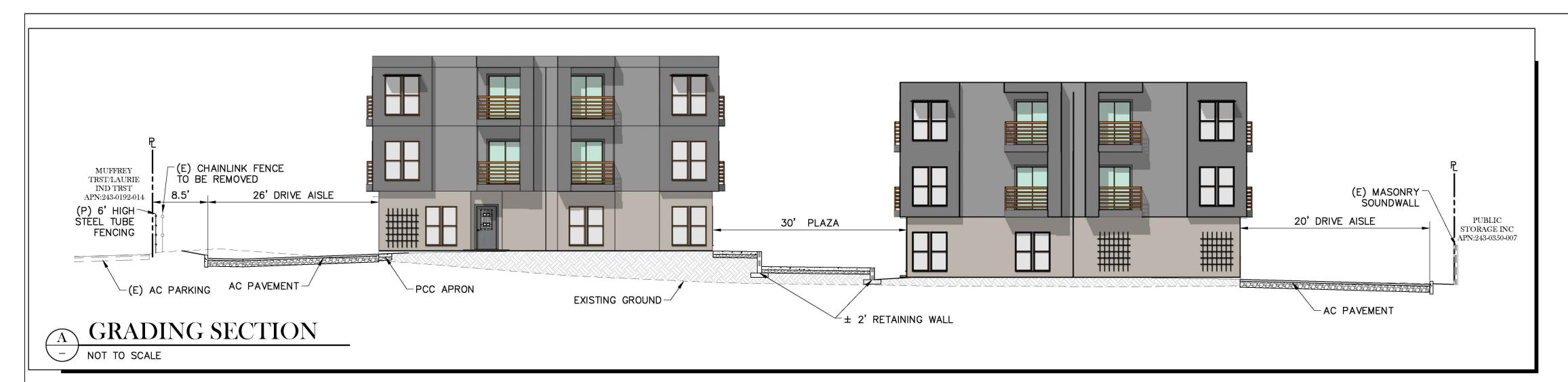
#### **During Construction and Prior to Issuance of an Occupancy Permit**

- 11) Following completion of landscape installation and prior to issuance of occupancy permits for any buildings, the Landscape Architect shall certify that:
  - Soil has been tested and prepared as necessary based on the Soils Analysis;
  - b. The irrigation has been installed compliant with the Zoning Code and the Model Water Ordinance and approved landscape plan; and
  - c. Tree planting sites shall comply with the minimum soil volume as identified in the Zoning Code and landscape plan. [Planning]

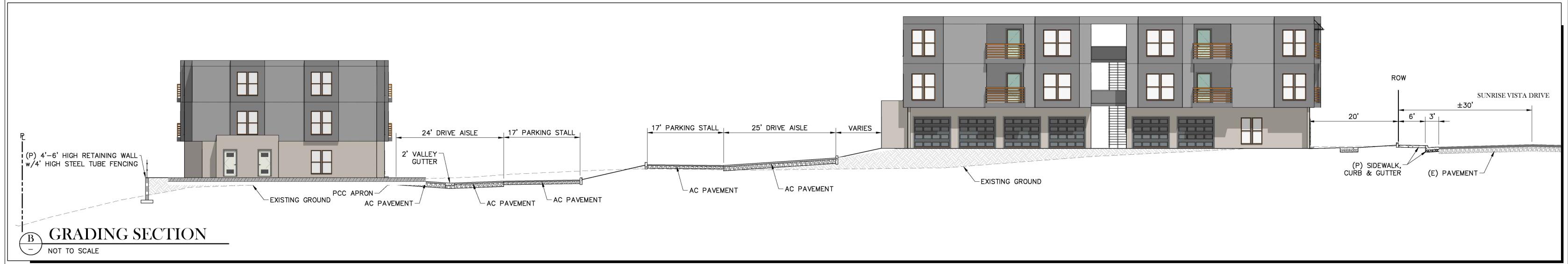
- 12) The following information must be located on-site during construction activities:
  - Arborist's report
  - Approved site plan including fencing plan
  - Conditions of approval for the Tree Permit
- 13) To avoid root injury, any excavation within the dripline shall be conducted with hand tools. [Planning]
- 14) A certified arborist shall monitor any excavation within the dripline of any tree. [Planning]
- 15) All finished grading shall ensure that no water will collect within the dripline of any native oak tree. [Planning]
- 16) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak tree. Only low-water usage plantings may be planted under the dripline of any oak tree. [Planning]
- 17) If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. [Planning]
- 18) Storage of materials, equipment and vehicles is not permitted within the dripline of any oak tree. Vehicles and other heavy equipment shall not be operated within the dripline of any oak tree. [Planning]
- 19) The certified arborist shall immediately treat any severed or damaged roots (<u>NOTE</u>: Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any oak tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. [Planning]
- 20) The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. [Planning]
- 21) Within 5 days of the completion of the construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. [Planning]
- 22) Applicant 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.

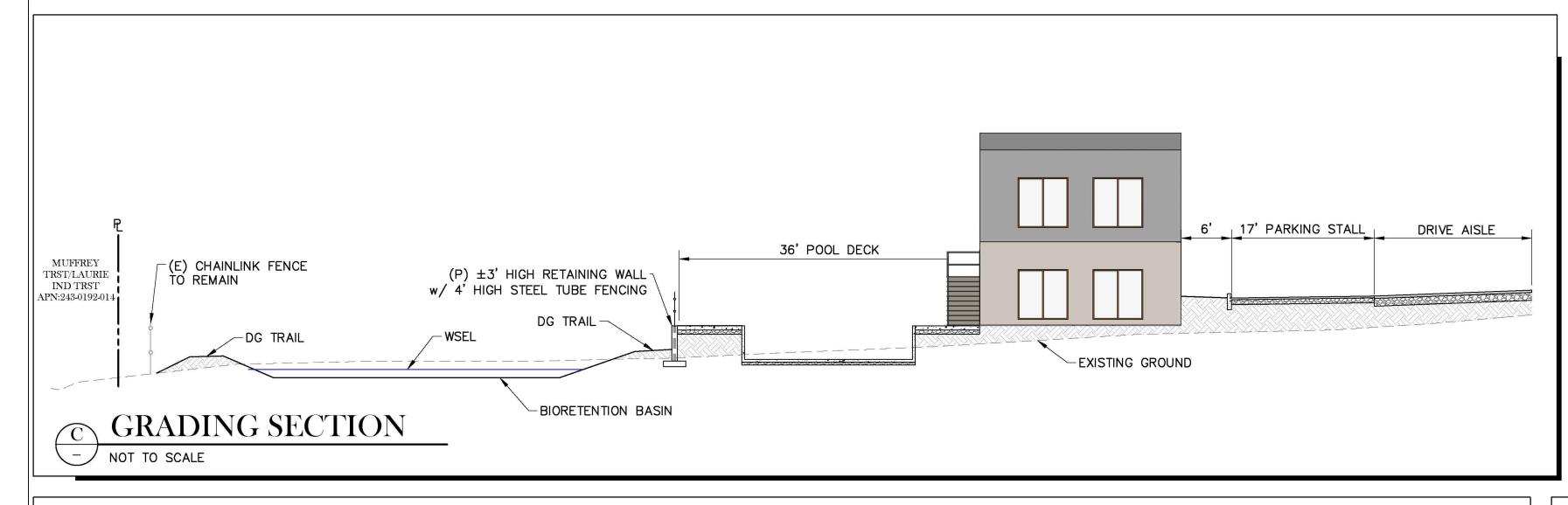


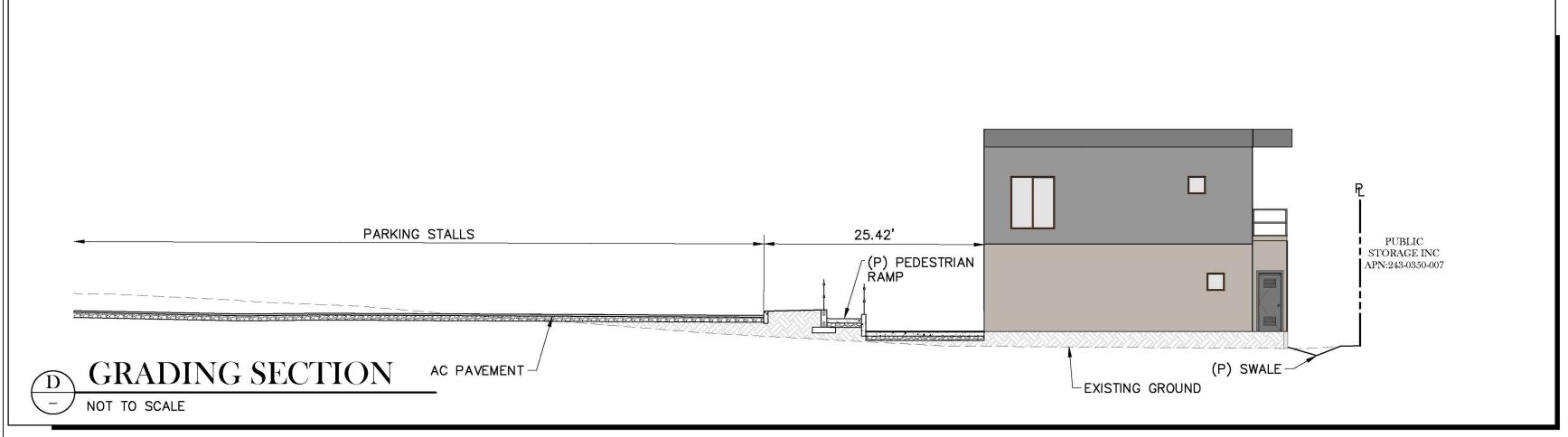


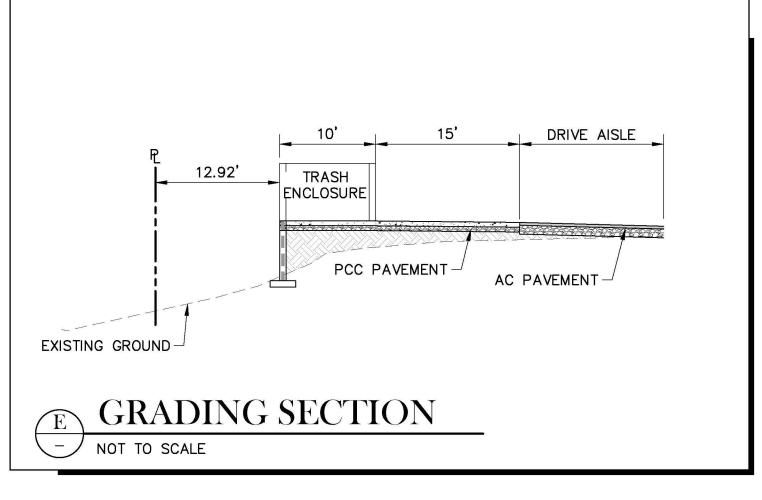


# PRELIMINARY SECTIONS 6031 SUNRISE VISTA DRIVE SUNRISE VISTA APARTMENTS CITY OF CITRUS HEIGHTS, CA APN: 243-0350-008





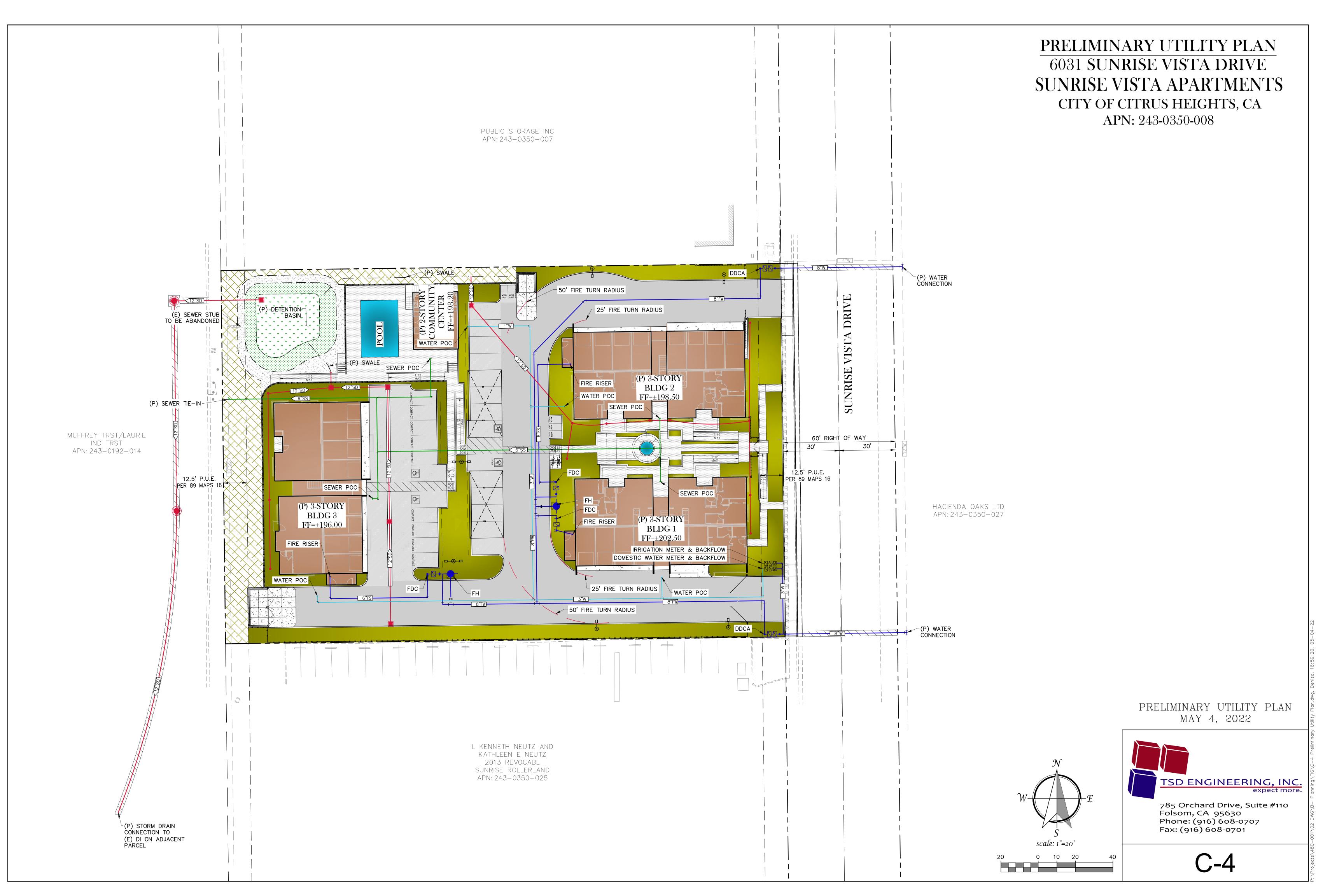


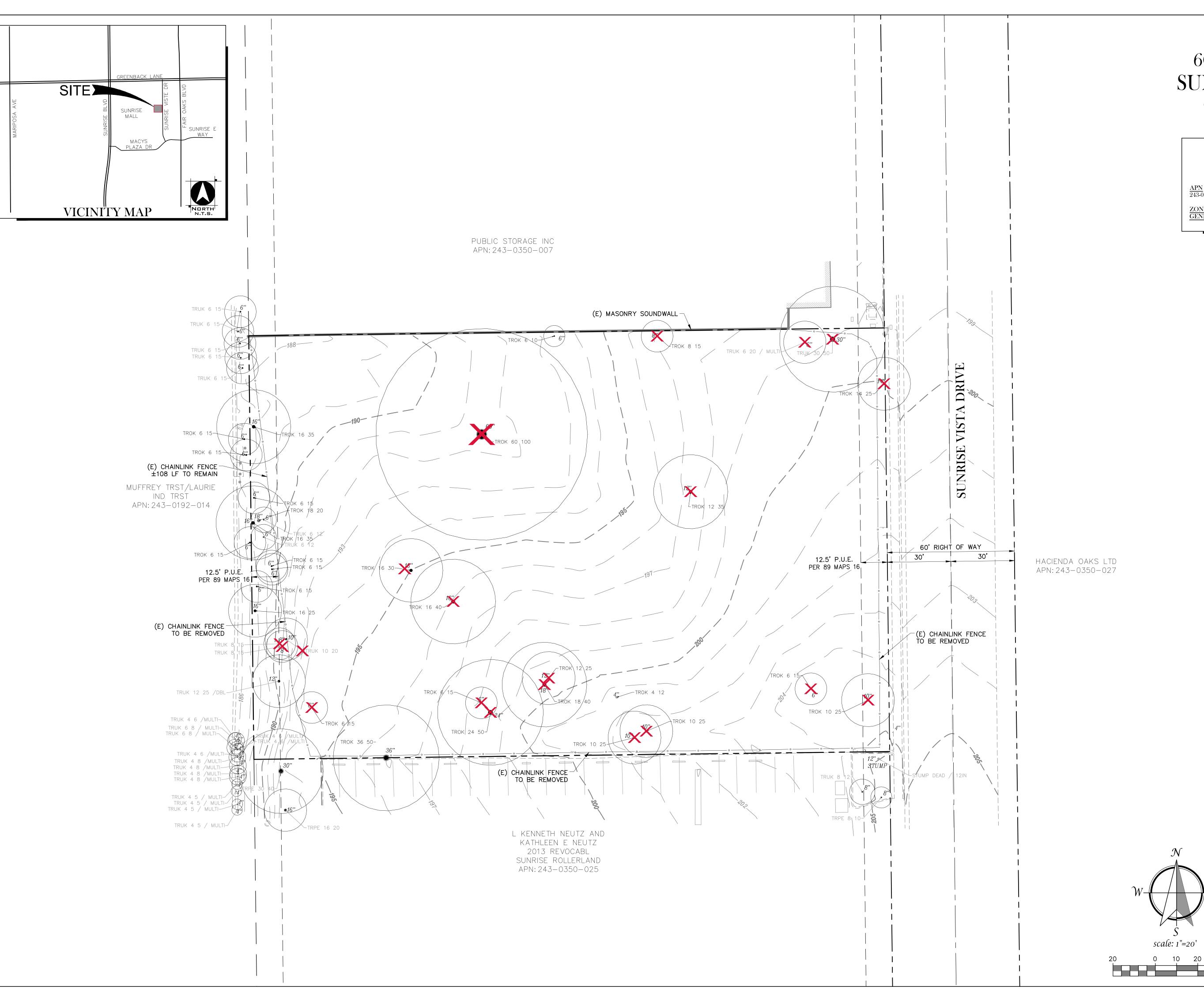


PRELIMINARY SECTIONS FEBRUARY 25, 2022



785 Orchard Drive, Suite #110 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701





# **EXISTING CONDITIONS** 6031 SUNRISE VISTA DRIVE SUNRISE VISTA APARTMENTS CITY OF CITRUS HEIGHTS, CA APN: 243-0350-008

# SUNRISE VISTA APARTMENTS 6031 SUNRISE VISTA DRIVE

PRELIMINARY DEVELOPMENT SUMMARY

SITE AREA ±1.377 ACRES

ZONING LC LIMITED COMMERCIAI GENERAL PLAN GENERAL COMMERCIAL LC LIMITED COMMERCIAL **UNIT DISTRIBUTION:** (9) 1-BEDROOM (18) 2-BEDROOM 27 TOTAL UNITS 19.61 DWELLING UNITS/AC

PROJECT INFORMATION

OWNER VLAD/LILIA GORSHTEYN FAMILY TRUST

15965 LANCASTER RD LOS GATOS CA 95030 DEVELOPER/APPLICANT

LEONID KOTYKOV 3800 CALVERHALL WAY ROCKLIN, CA 95677

ENGINEER TSD ENGINEERING, INC 785 ORCHARD DR, SUITE 110 FOLSOM, CA 95630

ATTN: CASEY FEICKERT ARCHITECT ALPHA DESIGNS

228 RIVERSIDE AVE ROSEVILLE, CA 95678 ATTN: ASH MOHY

LANDSCAPE ARCHITECT YAMASAKI LANDSCAPE 1223 HIGH ST AUBURN, CA 95603 ATTN: JEFF AMBROSIA

### UTILITY PROVIDERS

SUNRISE RECREATION & PARK DISTRICT

SAN JUAN UNIFIED SCHOOL DISTRICT

WATER CITRUS HEIGHTS WATER DISTRICT

SCHOOL DISTRICT

916-725-6873

SANITARY SEWER
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN

CITY OF CITRUS HEIGHTS
PUBLIC WORKS

 $\frac{GAS}{PG\&E}$ 

ELECTRIC SMUD

TELEPHONE AT&T

800-288-2020

800-743-5000

844-389-4656

888-456-SMUD (7683)

CABLE COMCAST/XFINITY

FIRE SACRAMENTO METROPOLITAN FIRE DISTRICT

REPUBLIC SERVICES 916-725-9060

EXISTING CONDITIONS JUNE 29, 2022



785 Orchard Drive, Suite #110 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701

X-1





ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

2019 CALIF. BUILDING CODE (CBC) (PART 2, VOL. 1&2)
2019 CALIF. RESIDENTIAL CODE (CRC)(PART 2.5)
2019 CALIF. ELECTRICAL CODE (CEC) (PART 3)
2019 CALIF. MECHANICAL CODE (CMC) (PART 4)
2019 CALIF. PLUMBING CODE (CPC) (PART 5)
2019 CALIF. ENERGY CODE (CEC) (PART 6)
2019 CALIF. FIRE CODE (CFC) (PART 9)
2019 CALIF. GREEN BUILDING STANDARDS CODE (CGSBC) (PART 11)
2019 CALIF. REFERENCED STANDARDS CODE (CRSC) (PART 12)

REVISIONS

(916)-298-3330 myalphadesigns@gmail.com 228 Riverside Ave, Roseville, CA, 95678

DATE: 3/7/2022

SCALE: AS SHOWN

SHEET

DISCLAIMER

ALPHA DESIGNS CERTIFIES THAT THE DIMENSION, MEASUREMENT SURVEY OF THE SUBJECT PROPERTY ARE ACCURATE & PRECISE WITHIN ALLOWABLE TOLERANCES IN THE INDUSTRY

SHEET INDEX:

SQ. FT.

4,247

4,518

4,247

4.518

4,189 4,325

832 732

929

87

1,034.5

427.75

207.5

60,000 (1.377 ACRES)

91.5

SITE DATA:

STORIES: 3

**BUILDING** 

**BALCONY**:

BALCONY:

LOT:

APN: 243-0350-008

TYPE OF CONST.: VB

OCCUPANCY GROUP: R-2

ZONING: LC LIMITED COMMERCIAL

BUILDING "A" GROUND F.P AREA:

BUILDING "B" GROUND F.P AREA:

BUILDING "C" GROUND F.P AREA:

1/BEDROOM APARTMENT LIVABLE:

2/BEDROOM APARTMENT LIVABLE:

BUILDING "D" 1ST F.P AREA:

BUILDING "D" 2ND F.P AREA:

**CARE-TAKER LIVABLE AREA:** 

1/CAR GARAGE AREA:

BUILDING "A" UPPER TYPICAL F.P AREA:

BUILDING "B" UPPER TYPICAL F.P AREA:

BUILDING "C" UPPER TYPICAL F.P AREA:

TITLE	SHEET
PROJECT DESCRIPTION & 3D SHOTS BUILDING "A" ELEVATIONS #1 BUILDING "A" ELEVATIONS #2 BUILDING "A" GROUND FLOOR PLAN BUILDING "A" UPPER TYPICAL FLOOR PLAN	A0 A1 A2 A3 A4
BUILDING "B" ELEVATIONS #1 BUILDING "B" ELEVATIONS #2 BUILDING "B" GROUND FLOOR PLAN BUILDING "B" UPPER TYPICAL FLOOR PLAN	A5 A6 A7 A8
BUILDING "C" ELEVATIONS #1 BUILDING "C" ELEVATIONS #2 BUILDING "C" GROUND FLOOR PLAN BUILDING "C" SECOND FLOOR PLAN BUILDING "C" THIRD FLOOR PLAN	A9 A10 A11 A12 A13
BUILDING "D" FLOOR PLAN & ELEVATIONS STREET 3D SHOT	A14 A15

# SCOPE OF WORK:

1. NEW MULTIFAMILY RESIDENTIAL PROJECT, INCLUDING THREE RESIDENTIAL BUILDINGS & ONE COMMUNITY LOUNGE BUILDING.

3. PROJECT TO COMPLY WITH ALL APPLICABLE CALIFONIA CODES.

2. PROJECT IS PROPOSING 27 1/BEDROOM & 2/BEDROOM APARTMENTS WITH TWO ADA UNITS & A MANAGER SUITE/OFFICE INCLUDED.

BUILDING "A" GROUND FLOOR: "1" CARE-TAKER APARTMENT "6" 1/CAR GARAGE "2" 1/BEDROOM APARTMENTS

UPPER TYPICAL FLOORS: "8" 2/BEDROOM APARTMENTS

BUILDING "B" GROUND FLOOR: "8" 1/CAR GARAGE "2" 2/BEDROOM APARTMENTS

UPPER TYPICAL FLOORS: "8" 2/BEDROOM APARTMENTS

BUILDING "C" GROUND FLOOR: "8" 1/CAR GARAGE

"2" STORAGES

UPPER TYPICAL FLOORS: "7" 1/BEDROOM APARTMENTS

# TOTAL UNITS PROPOSED IN PROJECT:

"1" CARE-TAKER APARTMENT

"27" APARTMENTS

"22" 1/ CAR GARAGE

"2" STORAGES

SUMMARY:



NOTE: HVAC UNITS ARE LOCATED ON THE ROOF OF EACH BUILDING NOT VISIBLE FROM STREET / NO SCREENING NEEDED

TYPICAL SECTION



BLDG "A" SOUTH ELEVATION SCALE: 1/4" = 1'=0"



BLDG "A" NORTH ELEVATION SCALE: 1/4" = 1'=0"



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REVISIONS

BLDG "A" LEVATIONS #1

BUILDINGS PRIVE

EO KOTYAKOV 331 SUNRISE VISTA DRI ITRUS HEIGHTS, CA 956

ATE:

SCALE : 1/4" = 1'-0"

3/7/2022

SHEET:

DISCLAIMER





BLDG "A" WEST ELEVATION SCALE: 1/4" = 1'=0"



BLDG "A" EAST ELEVATION SCALE: 1/4" = 1'=0"



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REVISIONS

BLDG "A" LEVATIONS

BUILDINGS DRIVE

LEO KOTYAKOV 6031 SUNRISE VISTA D CITRUS HEIGHTS, CA

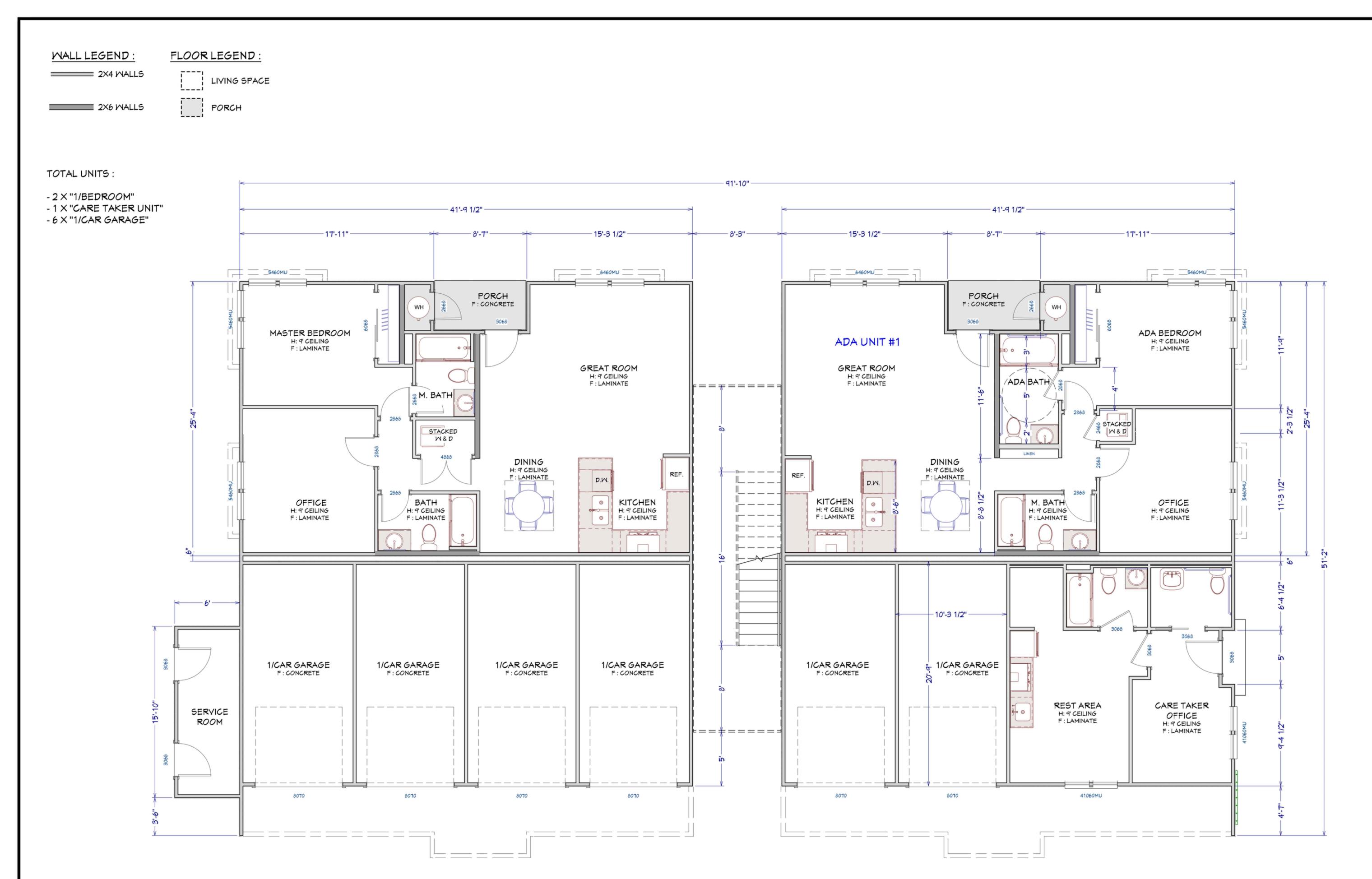
DATE: 3/7/2022

SCALE : 1/4" = 1'-0"

SHEET

DISCLAIMER





BUILDING "A" GROUND FLOOR PLAN SCALE: 1/4" = 1'-0" DESIDENTIAL & COMMERCIAL
(916)-298-3330
myalphadesigns@gmail.com
228 Riverside Ave,
Roseville, CA, 95678

REVISIONS

BLDG "A" GROUND OOR PLAN

IFAMILY BUILDINGS
TYAKOV
INRISE VISTA DRIVE
HEIGHTS, CA 95610

DATE: 3/7/2022

SCALE : 1/4" = 1'-0"

SHEET

A3

DISCLAIMER





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REVISIONS

BLDG "A" PER TYPICAL OOR PLAN

BUILDINGS

DRIVE

EO KOTYAKOV 031 SUNRISE VISTA VITRUS HEIGHTS, CA

DATE:

SCALE :

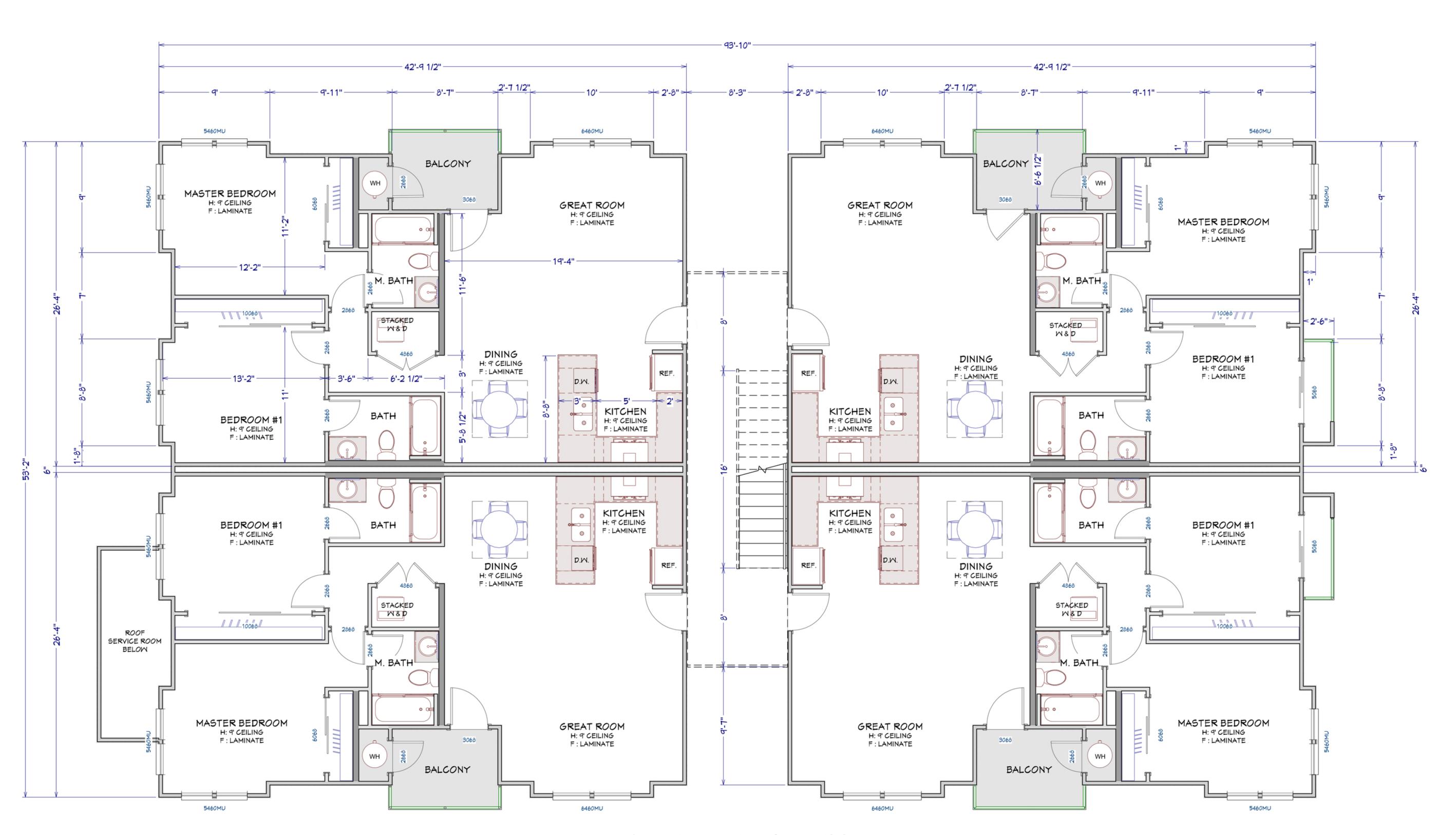
3/7/2022

1/4" = 1'-0" SHEET :

A4

DISCLAIMER





BUILDING "A" UPPER TYPICAL FLOOR PLAN SCALE: 1/4" = 1'-0"



# BLDG "B" SOUTH ELEVATION SCALE: 1/4" = 1'=0"



DESIGNS
RESIDENTIAL&COMMERCIAL

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REVISIONS

BLDG "B" LEVATIONS #1

FAMILY BUILDINGS

RAKOV
RISE VISTA DRIVE

NEZ FOR

3/7/2022 SCALE:

1/4" = 1'-0"

A5

DISCLAIMER



BLDG "B" MEST ELEVATION SCALE: 1/4" = 1'=0"



BLDG "B" EAST ELEVATION SCALE: 1/4" = 1'=0"



REVISIONS

BLDG "B" ELEVATIONS #2

AMILY BUILDINGS
AKOV
ISE VISTA DRIVE

NEW MULTIFAN FOR: LEO KOTYAKO 6031 SUNRISE

DATE : 3/7/2022

SCALE : 1/4" = 1'-0"

SHEET

DISCLAIMER





REVISIONS

BUILDINGS

M M M

NEV FOR:

DATE:

3/7/2022

SCALE:

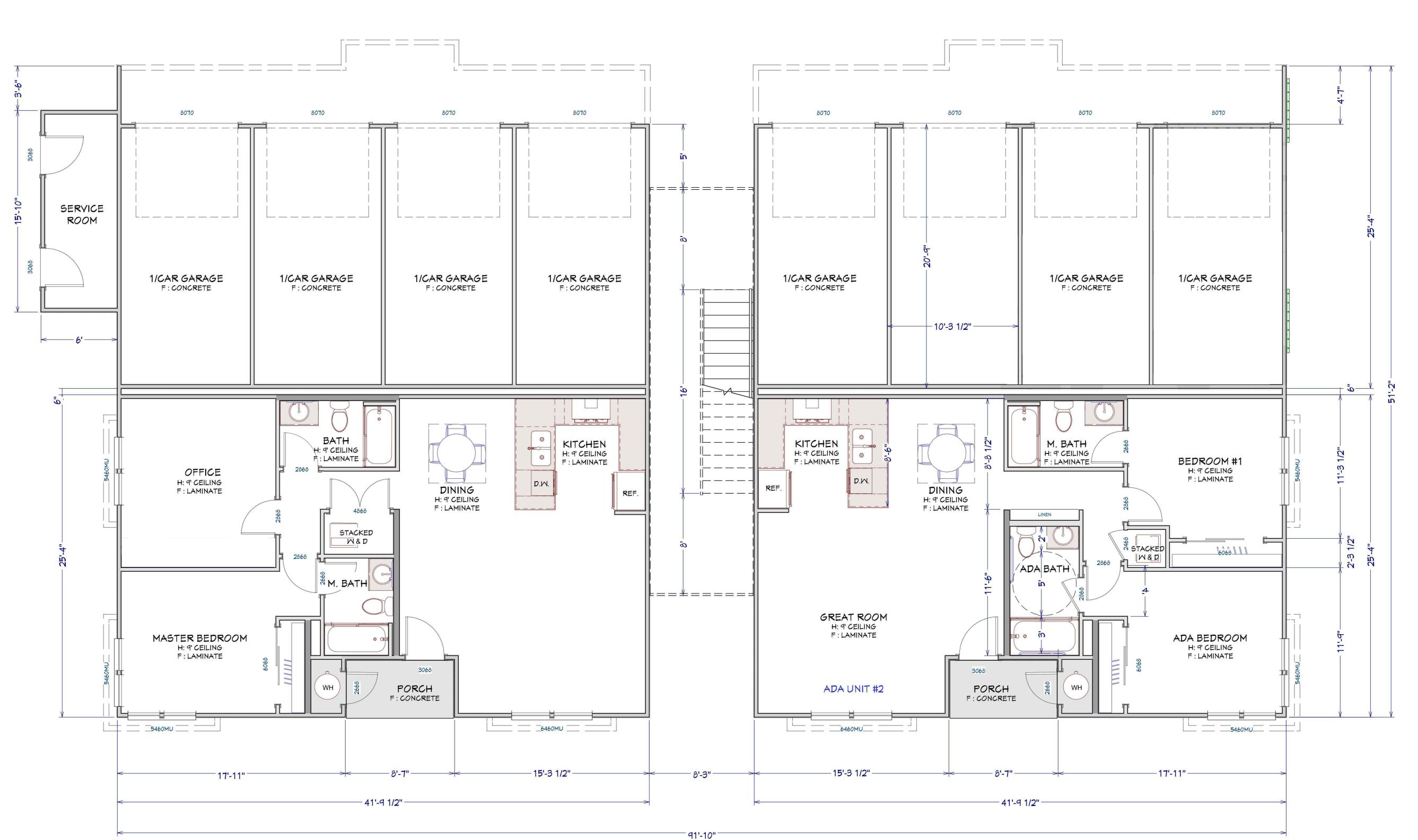
1/4" = 1'-0"

SHEET

DISCLAIMER

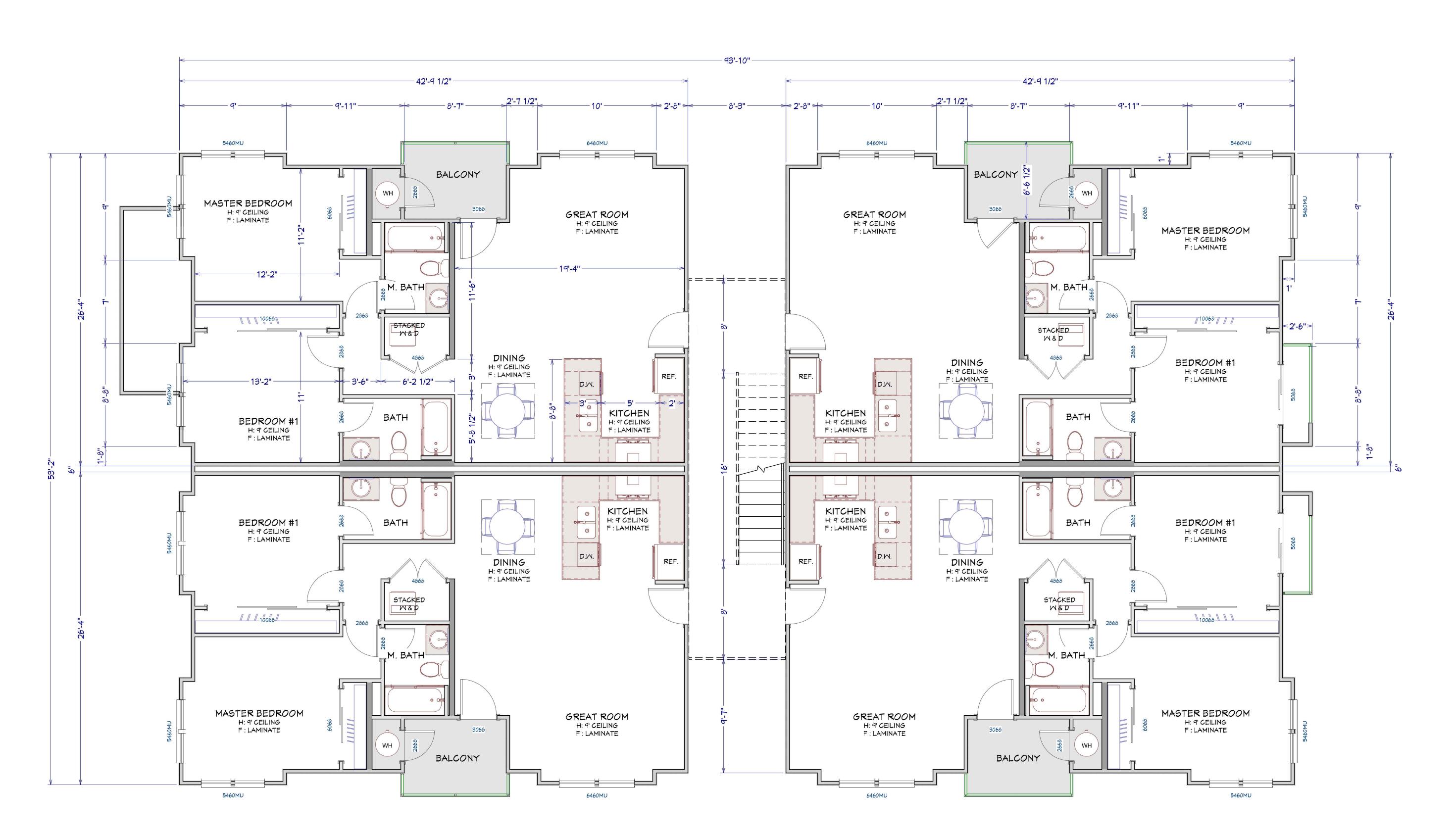
ALPHA DESIGNS CERTIFIES THAT
THE DIMENSION, MEASUREMENT
SURVEY OF THE SUBJECT
PROPERTY ARE ACCURATE &
PRECISE WITHIN ALLOWABLE
TOLERANCES IN THE INDUSTRY





BUILDING "B" GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"





BUILDING "B" UPPER TYPICAL FLOOR PLAN SCALE: 1/4" = 1'-0" BLDG "B" PER TYPICAL OOR PLAN

REVISIONS

Y BUILDINGS
TA DRIVE

CITRUS HEIGHTS

DATE : 3/7/2022

ZIL

SCALE: 1/4" = 1'-0"

SHEET:

DISCLAIMER





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REVISIONS

BLDG "C" ELEVATIONS #1

MILY BUILDINGS

OV

E VISTA DRIVE

: LEO KOTYAKOV 6031 SUNRISE VIS CITRUS HEIGHTS

DATE: 3/7/2022

SCALE :

1/4" = 1'-0"

SHEET:

A9

DISCLAIMER





BLDG "C" EAST ELEVATION SCALE: 1/4" = 1'=0"





BLDG "C" NORTH ELEVATION SCALE: 1/4" = 1'=0"



BLDG "C" SOUTH ELEVATION SCALE: 1/4" = 1'=0"

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RESIDENTIAL & COMMERCIAL

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REVISIONS	
-	

BLDG "C" LEVATIONS #2

BUILDINGS PRIVE

EO KOTYAKOV 031 SUNRISE VISTA DR VITRUS HEIGHTS, CA 95

ATE:

SCALE : 1/4" = 1'-0"

3/7/2022

SHEET:

DISCLAIMER



MALL LEGEND :	FLOOR LEGEND :	TOTAL UNITS:
======================================	STORAGE	- 2 "STORAGE" - 8 X " CAR GARAGE "
2X6 WALLS	PORCH	- UA CAR GARAGE

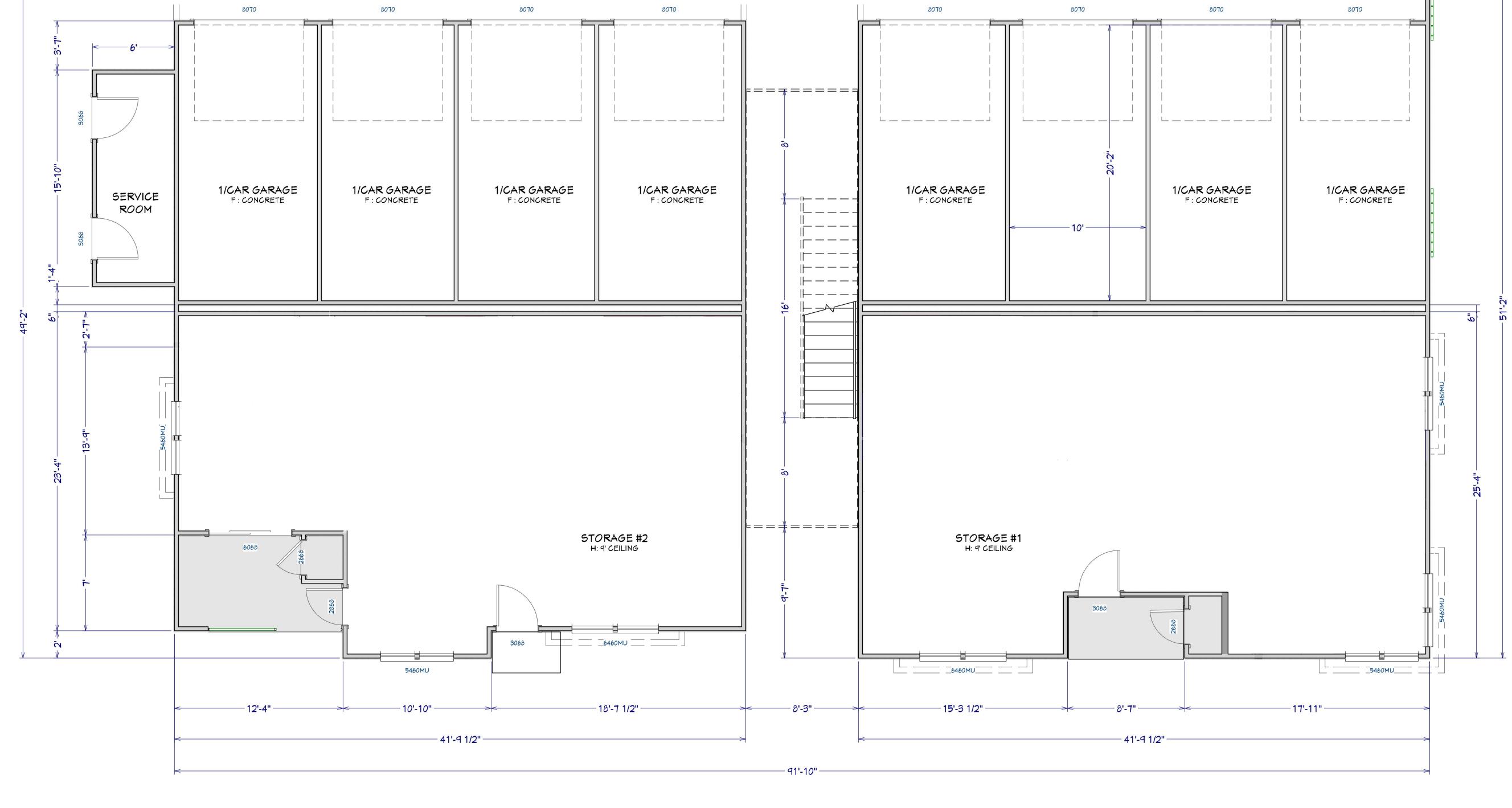


REVISIONS BLDG GROU BUILDINGS

DATE: 3/7/2022

SCALE: 1/4" = 1'-0"

DISCLAIMER



BUILDING "C" GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



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Roseville, CA, 95678

BLDG "C" SECOND OOR PLAN

BUILDINGS B
STRIVE FLC

7 KOLYAKOY 1 SUNRISE VISTA DRIVE RUS HEIGHTS, CA 95610

NEW MUL FOR: LEO

3/7/2022

SCALE: 1/4" = 1'-0"

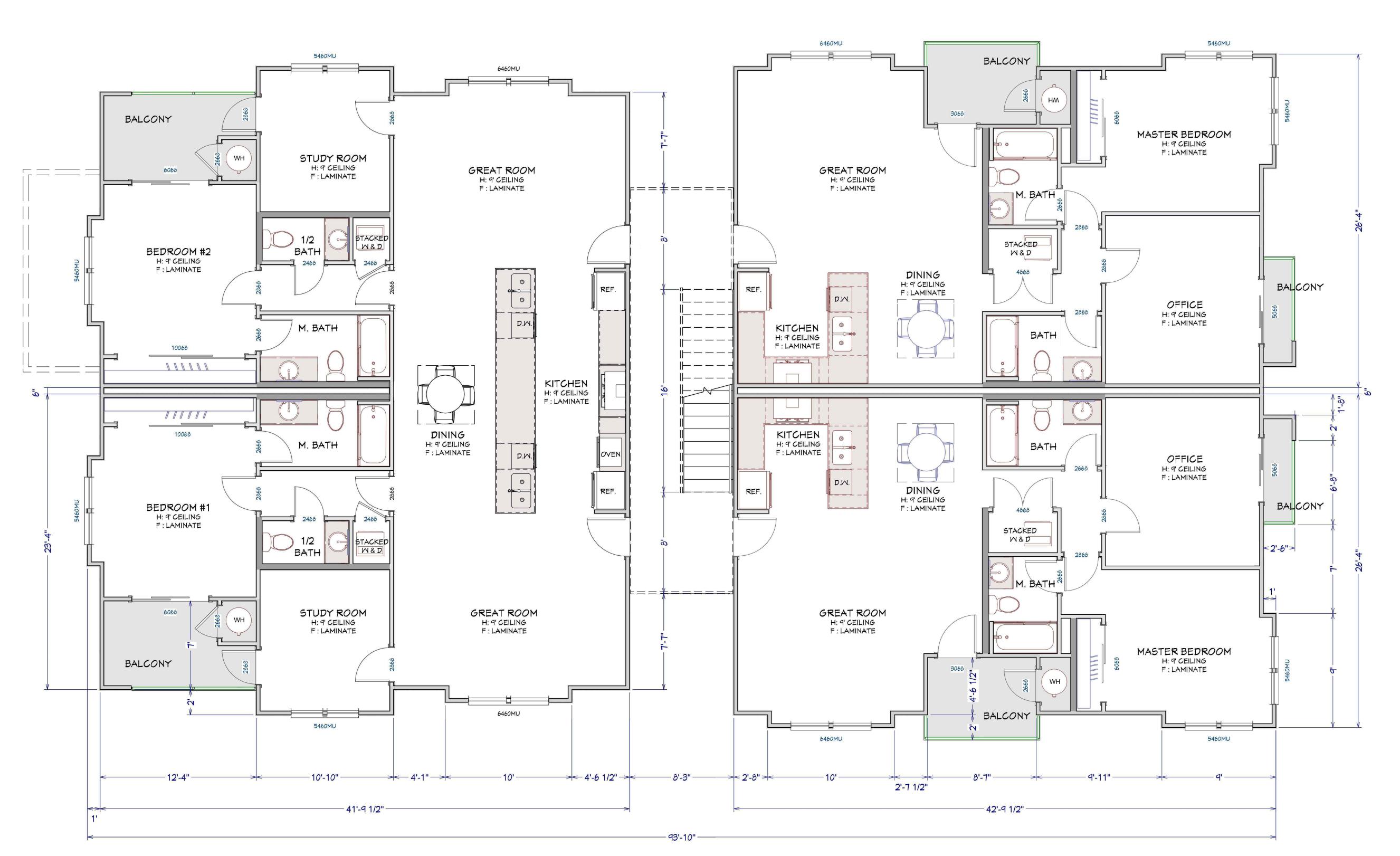
DATE:

SHEET:
A12

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SURVEY OF THE SUBJECT
PROPERTY ARE ACCURATE &
PRECISE WITHIN ALLOWABLE
TOLERANCES IN THE INDUSTRY





BUILDING "C" SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



BLDG "C"
THIRD
OOR PLAN

BUILDINGS DRIVE 95610

O KOTYAKOV 31 SUNRISE VISTA DRIVE 1RUS HEIGHTS, CA 95610

DATE: 3/7/2022

M M M

SCALE :

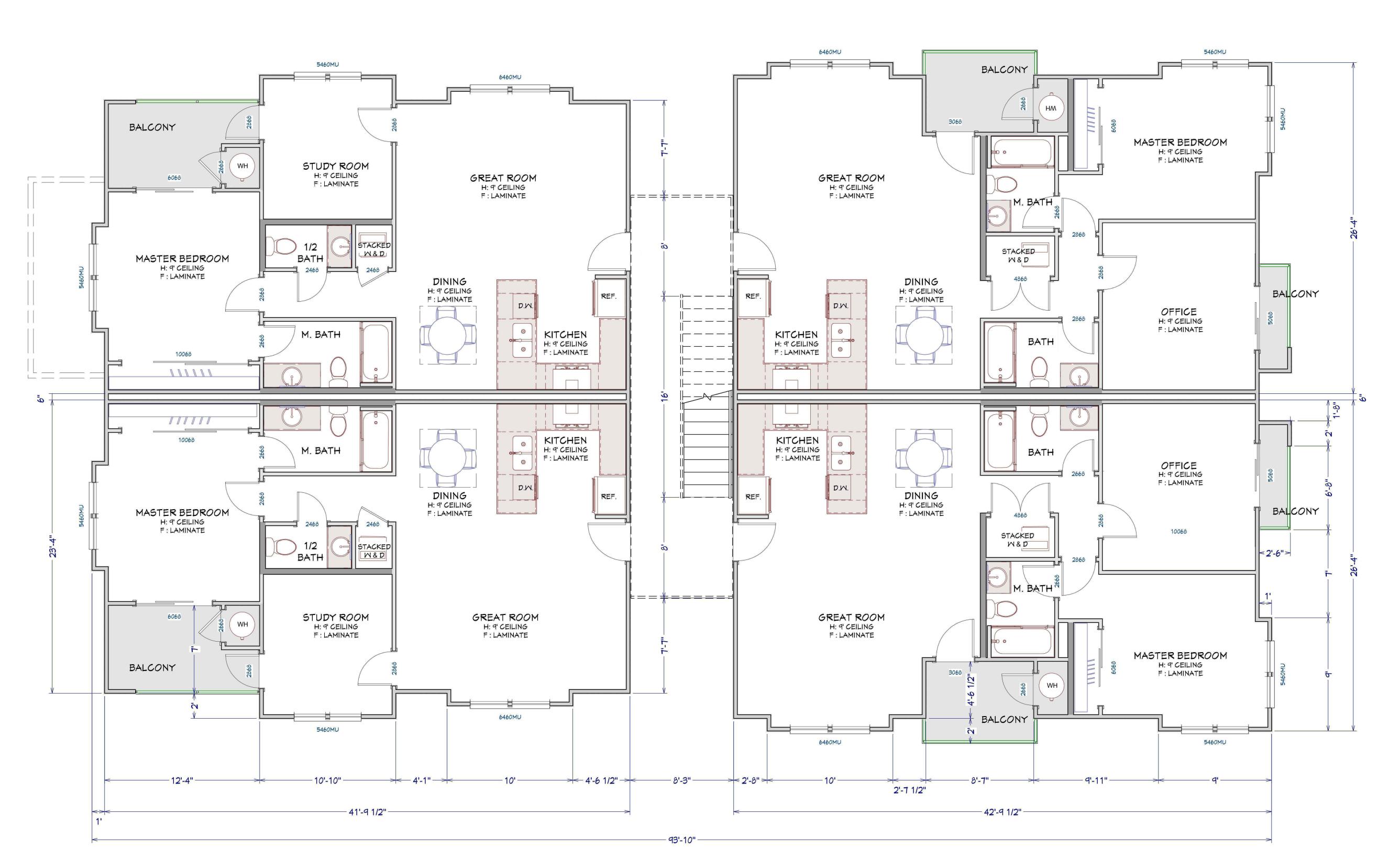
1/4" = 1'-0" SHEET :

A13

DISCLAIMER

ALPHA DESIGNS CERTIFIES THAT
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SURVEY OF THE SUBJECT
PROPERTY ARE ACCURATE &
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TOLERANCES IN THE INDUSTRY

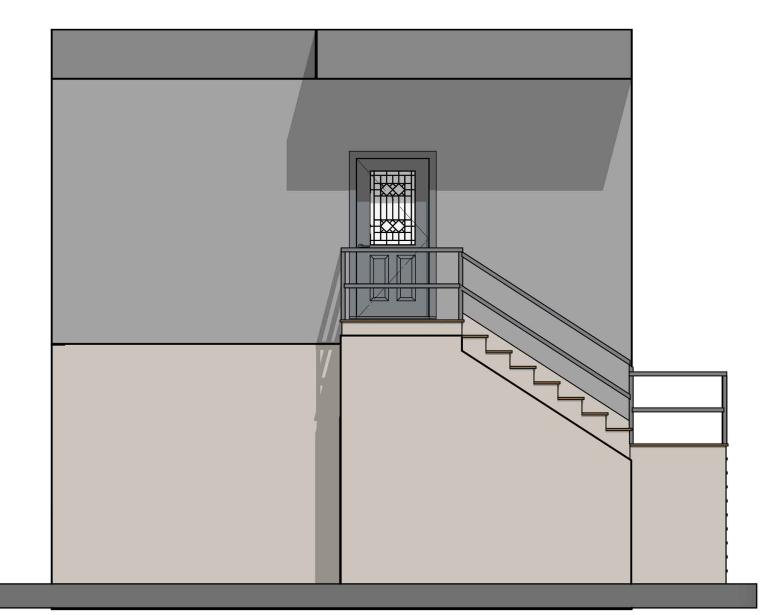




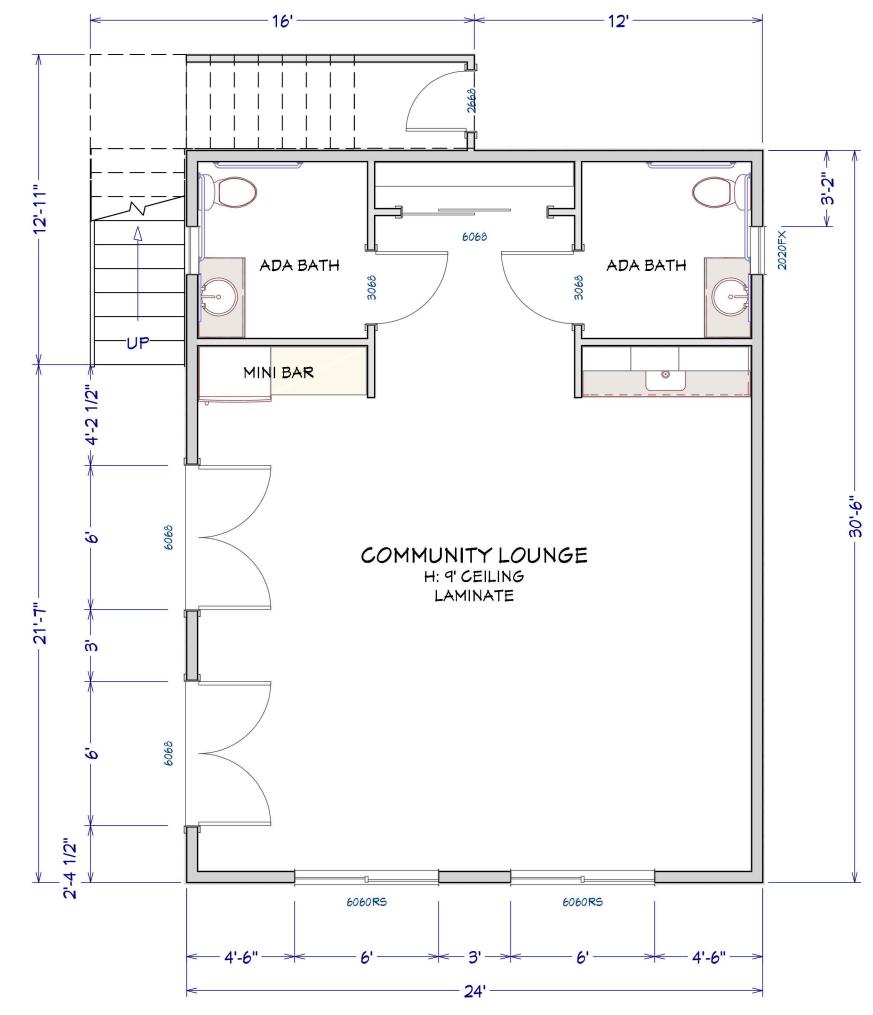
BUILDING "C" THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



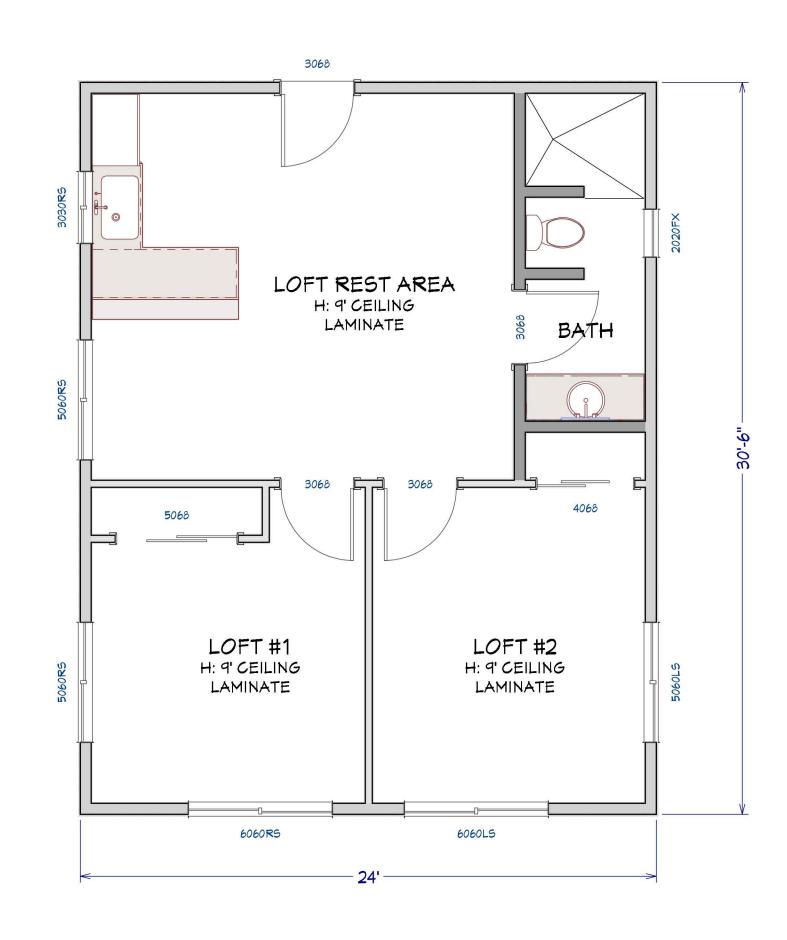
BLDG "D" NORTH ELEVATION SCALE: 1/4" = 1'=0"



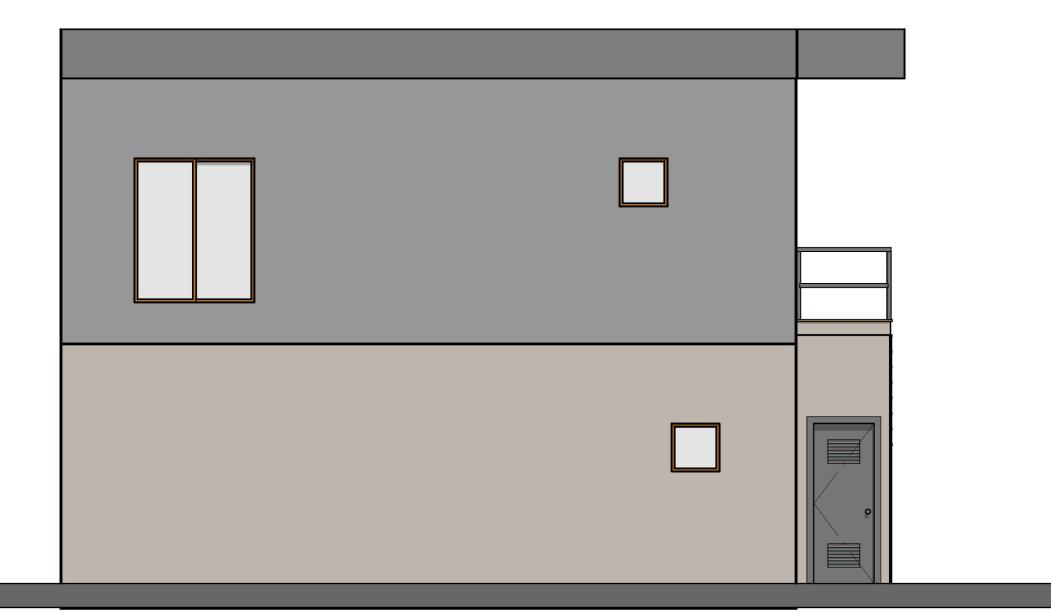
BLDG "D" SOUTH ELEVATION SCALE: 1/4" = 1'=0"



BLDG "D" FIRST FLOOR PLAN SCALE: 1/4" = 1'=0"



BLDG "D" SECOND FLOOR PLAN SCALE: 1/4" = 1'=0"



BLDG "D" WEST ELEVATION

SCALE: 1/4" = 1'=0"



BLDG "D" EAST ELEVATION SCALE: 1/4" = 1'=0"



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REVISIONS

BLDG "D"
"LOOR PLAN
ELEVATIONS

BUILDINGS

DRIVE
95610

EO KOTYAKOV 031 SUNRISE VISTA DR JTRUS HEIGHTS, CA 95

DATE: 3/7/2022

SCALE : 1/4" = 1'-0"

SHEET:

A14

DISCLAIMER







REVISIONS

REET SHOT

DATE: 3/7/2022

SCALE: AS SHOWN

SHEET

DISCLAIMER













REVISIONS

3D SHOTS

BUILDINGS

AKOV IISE VISTA DRIVE IIGHTS, CA 95610

NEX X POR:

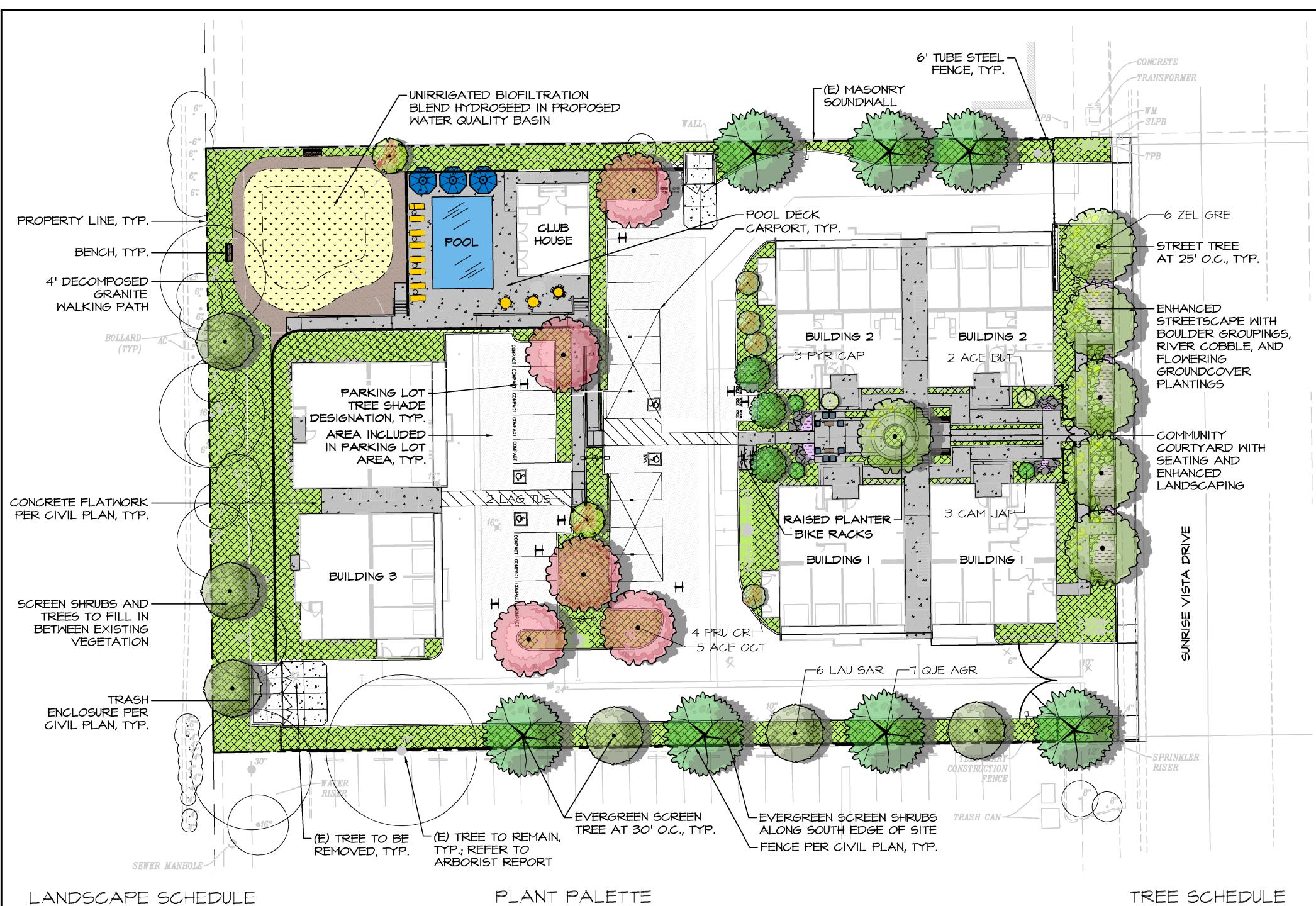
DATE : 3/7/2022

SCALE : AS SHOWN

SHEET:

DISCLAIMER





# PLANTING STATEMENT

Plant species selection and planting design shall be in compliance with the City of Citrus Heights Municipal Code, Article 3, Section 106.34. The landscape plant palette consists of low water use or medium water use shrubs, ground covers, trees, and ornamental grasses that are considered low maintenance, long-lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

Plant design shall vary in form, texture, seasonal interest, and color. Informal planting patterns are preferred over uniform symmetrical planting patterns. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning. Mature heights of plants shall be considered such that plants within driveway sightlines and along pedestrian routes shall be less than 36" in height, while screening shrubs along property edges and in parking lots shall be minimum 36" in height. Plants of similar MUCOLS water needs shall be grouped together in hydrozones.

The area around the water quality basin and the 60" diameter heritage oak tree shall be left unirrigated and shall be hydroseeded with blends of native and locally-appropriate grasses, sedges, and wildflowers to preserve this natural area.

Enhanced landscaping within the 20' landscaped setback along the Sunrise Vista Drive and in the courtyard between Buildings I and 2 shall include boulder groupings, areas of decorative river cobble (not to exceed 15% of the landscape area), ornamental grasses, and flowering shrubs/groundcovers.

All planted areas shall allow adequate area of uncompacted soil for healthy plant growth and adequate soil volume for tree plantings. All planted areas shall be properly amended, compacted and finish graded prior to planting. A horticultural soils report shall be performed prior to beginning plant installation to guide the proper soil amendment. A pre-emergent herbicide will be installed in all shrub, groundcover areas. All landscape areas will be top dressed with a 3-inch depth of bark mulch. All trees shall be staked and root barriers shall be installed at all trees that are in planters less than 10' wide and/or are less than 5' from pavement or structure.

Low shrubs and ground covers shall be no less than I-gallon size. Taller screening shrubs shall be no less than 5-gallon size. Trees shall be no less than 15-gallon size and 5' in height.

There is no mowed turf lawn proposed for this project.

# IRRIGATION STATEMENT

A fully automatic irrigation system shall be installed in compliance with the City of Citrus Heights Municipal Code, Article 3, Section 106.34, including the City's Water Efficient Landscape Standards.

The irrigation system point of connection will be a new dedicated irrigation water meter and reduced pressure backflow preventer per civil plans. The system will have a master valve and flow sensor, and will be run by a 'smart' irrigation controller and weather sensor that adjust run times in accordance with recent weather conditions based on evapotranspiration.

Shrub/groundcover areas will be irrigated via low-volume point source drip irrigation. New trees shall be irrigated via root-watering bubblers and shall be on their own stations separate from shrub/groundcover irrigation zones. No overhead spray irrigation is proposed for this project.

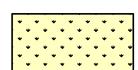
Maximum water allowance will be determined by California MWELO calculations for Maximum Applied Water Allowance (MAWA). Complete documentation of compliance including water use calculation forms and certificate of completion shall be provided to the City of Citrus Heights.



SHRUBS AND GROUNDCOVER PLANTINGS: SEE PLANT PALETTE



ENHANCED LANDSCAPING: BOULDER GROUPINGS, RIVER COBBLE, ORNAMENTAL GRASSES, AND FLOWERING SHRUBS/GROUNDCOVERS



UNIRRIGATED HYDROSEED: BIOFILTRATION GRASS AND SEDGE BLEND

# PARKING LOT SHADE CALCULATIONS

TREE CODE	<u>50% (HALF)</u>	<u>100% (FULL)</u>
ACE OCT	$5 \times (481 \text{ SF}) = 2,405 \text{ SF}$	$0 \times (962 \text{ SF}) = 0 \text{ SF}$
LAG TUS	$I \times (157 \text{ SF}) = 157 \text{ SF}$	$O \times (314 \text{ SF}) = O \text{ SF}$
PYR CAP	$2 \times (157 \text{ SF}) = 314 \text{ SF}$	$0 \times (314 \text{ SF}) = 0 \text{ SF}$

SHADE FROM TREES: 2,876 SF SHADE FROM CARPORTS: 1,300 SF

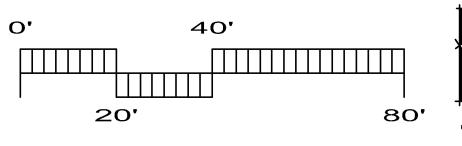
TOTAL SHADE PROVIDED: 4,176 SF

TOTAL PARKING LOT AREA: 6,430 SF

% COVERAGE PROVIDED: 65%

		MATER	
<u>SHRUBS</u> Arctostaphylos densiflora 'Howard McMinn' / Manzanita	<u>SIZE</u> 5 gal	<u>USE</u> L <i>O</i> W	
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	LOM	
Cistus x pulverulentus 'Sunset' / Sunset Rockrose	5 gal	LOW	
Dietes vegeta 'Variegata' / Variegated African Iris	l gal	LOW	
Grevillea x 'Noellii' / Noel Grevillea	5 gal	LOM	
Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 gal	MEDIUM	
Nandina domestica 'Seika' / Obsession Heavenly Bamboo	l gal	LOM	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	l gal	MEDIUM	
Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	LOM	
Rosmarinus officinalis 'Tuscan Blue' / Rosemary	5 gal	LOM	
Xylosma congestum / Shiny Xylosma	5 gal	LOM	
<u>GRASSES</u> Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	<u>SIZE</u> I gal	LOM	
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly Grass	l gal	LOM	
<u>GROUND COVERS</u> Arctostaphylos uva-ursi 'Radiant' / Radiant Kinnikinnick	<u>SIZE</u> I gal	<u>SPACING</u> 36" o.c.	WATER USE LOW
Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	l gal	36" o.c.	LOW
Festuca mairei 'Greenlee's Form' / Greenlee Atlas Fescue	l gal	24" o.c.	LOW
Lantana montevidensis 'Purple' / Trailing Lantana	l gal	36" o.c.	LOW
Osteospermum fruticosum 'Purple' / African Daisy	l gal	24" o.c.	LOM

	OCHEDUL	· <b>二</b>			
TREES	<u>CODE</u>	QTY	BOTANICAL / COMMON NAME	<u>SIZE</u>	WATER USE
	ACE BUT	2	Acer palmatum 'Butterfly' / Butterfly Japanese Maple	15 gal	MEDIUM
	ACE OCT	5	Acer rubrum 'October Glory' / October Glory Red Maple	24" box	MEDIUM
	CAM JAP	3	Camellia japonica 'Red Standard' / Tree Form Red Camellia	15 gal	MEDIUM
The state of the s	LAG TUS	2	Lagerstroemia indica x 'Tuscarora' / Tuscarora Crape Myrtle	15 gal	LOW
	LAU SAR	6	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	LOW
	PRU CRI	4	Prunus cerasifera 'Crimson Pointe' / Columnar Flowering Plum	15 gal	MEDIUM
	PYR CAP	3	Pyrus calleryana 'Capital' / Columnar Callery Pear	15 gal	MEDIUM
E A A A A A A A A A A A A A A A A A A A	QUE AGR	7	Quercus agrifolia / Coast Live Oak	24" box	LOW
	ZEL GRE	6	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24" box	MEDIUM







JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET AUBURN, CALIFORNIA 95603 (530) 885-0040 FAX (530) 885-0042 www.yamasaki-la.com

# PRELIMINARY LANDSCAPE PLANS 6031 SUNRISE VISTA DRIVE CITY OF CITRUS HEIGHTS, CALIFORNIA

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Sheet Title

PRELIMINARY
LANDSCAPE PLAN

Seal

Signature
12/22
Renewal Date

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No. Date Revision

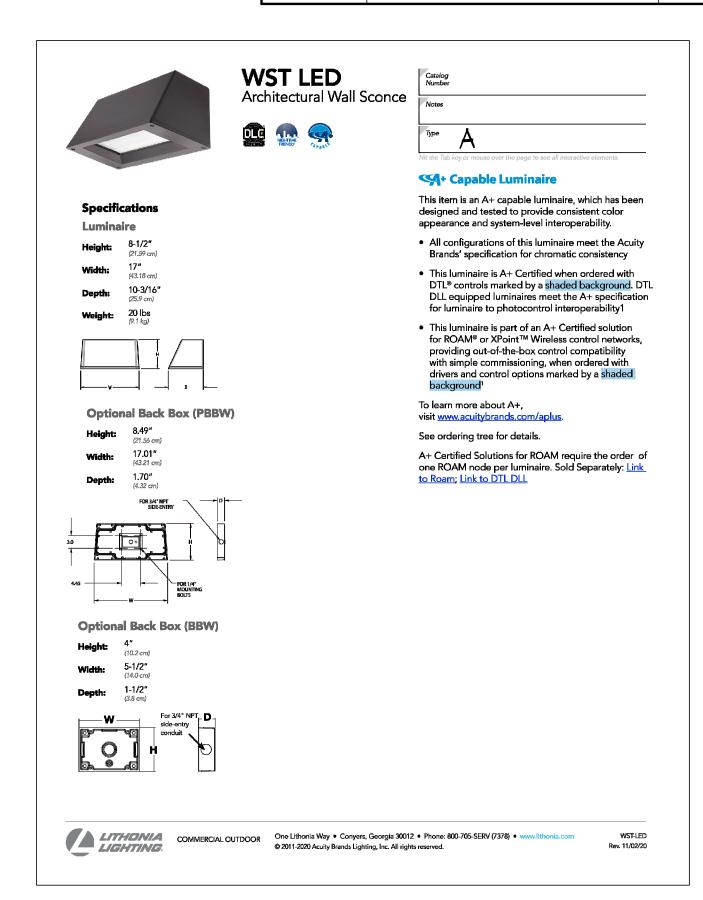
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Project Mgr.: JMA
Drawn By: TVZ

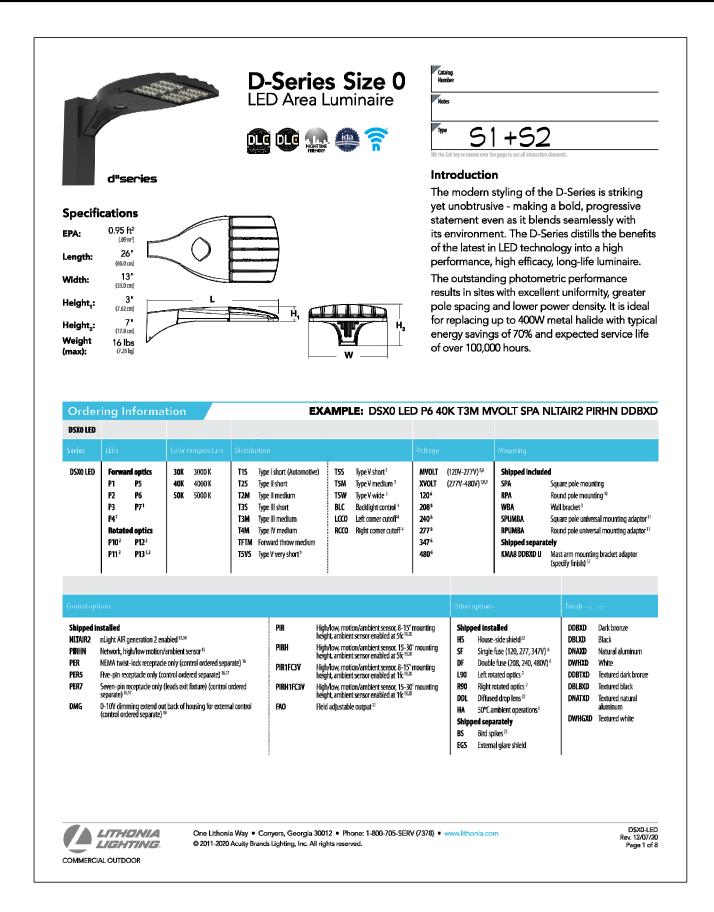
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Date: 04 MAY 22

File Name: SV-LP

	LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING
A	LED WALL PACK	LITHONIA WST LED P1 40K VF MVOLT	LED 4000K	12	WALL MOUNTED +12'-0"
51	POLE MOUNTED FIXTURE SINGLE HEAD WITH HOUSE SHIELD	LITHONIA DSXO LED P1 40K TFTM MVOLT SPA P1RH HS DDBXD	LED 4000K	38	POLE MOUNTED +16'-0"
52	POLE MOUNTED FIXTURE DOUBLE HEAD WITH HOUSE SHIELD	LITHONIA DSXO LED P1 40K TFTM MVOLT SPA P1RH HS DDBXD	LED 4000K	76	POLE MOUNTED +16'-0"
53	CANOPY LIGHT	LITHONIA CNYLED PI 40K MVOLT DDB	LED 4000K	35	SURFACE







# SYMBOLS LIST

SYMBOL	DESCRIPTION
0	LIGHTING FIXTURE, SURFACE OR PENDANT MOUNTED IN CEILING
	LIGHTING FIXTURE, RECESSED MOUNTED IN CEILING
Ю	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
	LIGHTING FIXTURE, RECESSED, T-BAR LAY-IN OR FLANGED IN CEILING
0	LIGHTING FIXTURE, SURFACE MOUNTED ON CEILING
ю	STRIP LIGHTING FIXTURE, SURFACE OR CHAIN HUNG ON CEILING
⊦⊗∤	EXIT LIGHT FIXTURE, WALL MOUNTED WITH ARROWS AS SHOWN
ఆ	EMERGENCY LIGHT
• <del></del>	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
×	LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD)
Α	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE

# GENERAL NOTES

- . THESE GENERAL NOTES ARE INTENDED TO ASSIST THE CONTRACTOR IN THE EXECUTION OF THE ELECTRICAL WORK AND TO BE INCLUDED IN CONJUNCTION WITH THE CONTRACT DOCUMENT DRAWINGS AND SPECIFICATION REQUIREMENTS.
- . PROCURE REQUIRED PERMITS AND LICENSES. PAY ALL NECESSARY FEES AND ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL CODES, ORDINANCES AND UTILITY COMPANIES.
- 3. WORKMANSHIP SHALL BE OF THE HIGHEST GRADE. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TEST SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE ACCEPTANCE OF THE ARCHITECT.
- 4. INSTALL ALL EQUIPMENT, CONDUITS, OUTLETS, AND FIXTURES IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES (CEC, STATE, COUNTY AND CITY).
- 5. DO NOT SCALE PLANS FOR FIXTURES, DEVICES, OR APPLIANCE LOCATIONS. USE FIGURED DIMENSIONS IF GIVEN OR CHECK MECHANICAL AND ARCHITECTURAL PLANS. ALSO REFER TO ACTUAL ON-SITE CONDITIONS.
- 6. ALL MATERIAL AND EQUIPMENT IS TO BE LISTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CEC 110.3.
- 7. ALL ELECTRICAL DEVICES AND EQUIPMENT, FIXTURES, CONDUITS AND WIRING SHOWN ON THESE PLANS ARE NEW, UNLESS OTHERWISE NOTED.
- 8. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHER-PROTECTED.
- 9. ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR ACCEPTED BY THE ARCHITECT.
- 10. ALL WIRING SHALL BE INSTALLED IN METALLIC CONDUIT, UNLESS OTHERWISE NOTED. CONDUITS INSTALLED IN WALL AND CEILING MAY BE EMT WITH STEEL COMPRESSION TYPE FITTINGS. PVC WHERE INSTALLED UNDERGROUND AND/OR SLAB. INSTALL ALL CONDUITS IN ACCORDANCE WITH NECA STANDARDS OF INSTALLATION. MC CABLE IS ALLOWED ON THIS PROJECT.
- 11. CONDUCTORS, #12 AND LARGER, SHALL BE STRANDED COPPER WITH THHN/THWN INSULATION, UNLESS OTHERWISE NOTED.
- 12. PROVIDE WORKING CLEARANCE PER CEC 110.26. SERVICE PANEL, SUBPANELS, MOTOR AND HVAC DISCONNECT SWITCHES, CONTROL SECTIONS, HVAC EQUIPMENT, APPLIANCES, ETC.
- 13. PROVIDE A WARNING SIGN CLEARLY VISIBLE TO QUALIFIED PERSONS TO COMPLY WITH NEC AND CEC 110.16 OF POTENTIAL ELECTRIC ARC FLASH HAZARDS AT SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED.
- 14. CONTRACTOR SHALL SIZE ALL INTERIOR AND EXTERIOR BUILDING PULL BOXES AND UNDERGROUND PULL BOXES PER CEC 314.16 AND COMPLY WITH CEC 314.28 FOR INSTALLATION OF RACEWAYS AND WIRING AS REQUIRED BY CODE, UNLESS OTHERWISE NOTED.
- 15. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS SHALL BE RATED AT 60°C. ALL TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES SHALL BE RATED AT 75°C PER CEC 110.14(C).
- 16. BUILDING SERVICE AND SUBPANELS TO COMPLY WITH CEC 110.9 AND 110.10 INTERRUPTING RATING AND BRACING. PROVIDE A.I.C. CALCULATIONS FOR SUBPANELS IF INTERRUPTING RATING TO BE USED IS LOWER THAN MAIN SERVICE RATING.

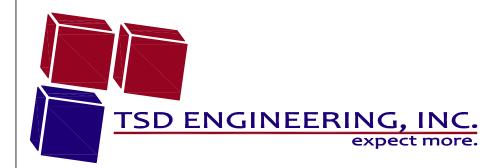
# ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CLG	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
6FC I	GROUND FAULT CIRCUIT INTERRUPT
I <i>G</i>	ISOLATED GROUND
MP#S	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
( N)	NEW
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PNL	PANELBOARD
(R)	RELOCATED
ттв	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE "WEATHERPROOF WHILE IN USE". (CEC 406.9)

# PRELIMINARY SITE PLAN 6031 SUNRISE VISTA DRIVE SUNRISE VISTA APARTMENTS CITY OF CITRUS HEIGHTS, CA APN: 243-0350-008



SYMBOLS, NOTES, FIXTURE SCHEDULE MAY 02, 2022



785 Orchard Drive, Suite #110 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701

E0.1





SITE PLAN - PHOTOMETRIC MAY 02, 2022



785 Orchard Drive, Suite #110 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701

E1.0

SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

## Leo Kotyakov

6031 Sunrise Vista Dr located in Citrus Heights, Ca 95610

## PRELIMINARY ARBORIST REPORT

Submitted by:

William O'Neil ISA Certified Arborist WE-6163A TREE CARE INCORPORATED

02/28/2020

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## **COPYRIGHT STATEMENT**

This consultant's report, dated February 28, 2020 is for the exclusive and confidential use of Leo Kotyakov, concerning 6031 Sunrise Vista Dr located in Citrus Heights, Ca 95610 exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.** 







February 28, 2020

Leo Kotyakov 3800 Calverhall Way Rocklin, Ca 95677 (916) 508-6966 Phone leokot25@gmail.com Email

RE: Trees located throughout property

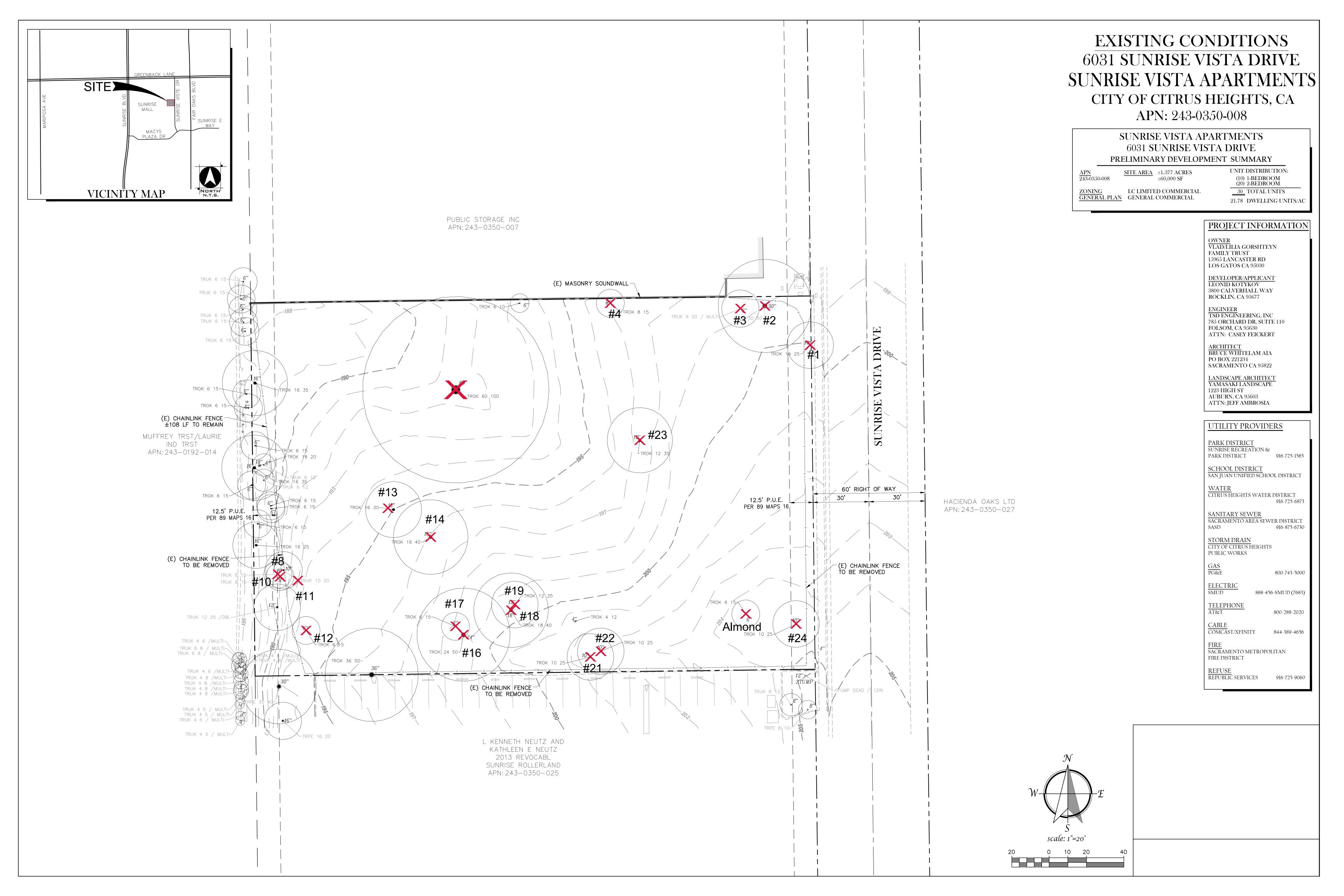
All trees included within the inventory have been identified on the corresponding map.

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil ISA Certified Arborist WE-6163A

BPO/tc



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TREE #1 – Valley Oak (Quercus lobata)

Diameter: 16 inchesDripline Radius: 15 feetTrunk flare: Good

**Trunk** : Fair – co-dominant at 5 feet **Primary Limbs** : Fair – topped at 10 feet

Foliage : Dormant

**Dripline Environment** : Fair – 40% hardscape **Recommendations** : None at this time

TREE #2 – Valley Oak (Quercus lobata)

Diameter: 13,12 inchesDripline Radius: 15 feetTrunk flare: Good

**Trunk** : Very poor – co-dominant at 2 feet

Primary Limbs: Fair – heavyFoliage: DormantDripline Environment: Good

**Recommendations** : Consider for removal

TREE #3 – Valley Oak (Quercus lobata)

**Diameter** : (10) average 3" trunks

Dripline Radius: 10 feetTrunk flare: Very PoorTrunk: Very PoorPrimary Limbs: Very PoorFoliage: DormantDripline Environment: Good

**Recommendations** : Remove - stump sprouts

TREE #4 – Valley Oak (Quercus lobata)

Diameter: 4,4,7,3 inchesDripline Radius: 10 feetTrunk flare: Very poorTrunk: Very poorPrimary Limbs: Very poorFoliage: DormantDripline Environment: Poor

**Recommendations** : Remove - stumps sprouts and on wall

TREE #5 - Valley Oak (Quercus lobata)

Diameter: 15 inchesDripline Radius: 15 feetTrunk flare: GoodTrunk: Fair – leanPrimary Limbs: GoodFoliage: Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : None at this time (tree is very close to property line and light

pole)

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TREE #6 – Valley Oak (Quercus lobata)

Diameter: 4,3 inchesDripline Radius: 5 feetTrunk flare: Fair

**Trunk** : Poor – co-dominant at 4 feet

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

TREE #7 – Valley Oak (Quercus lobata) Tree Tag #478

Diameter: 6,5,6 inchesDripline Radius: 10 feetTrunk flare: Fair

**Trunk**: Poor – co-dominant at 4 feet

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

TREE #8 – Valley Oak (Quercus lobata) Tree Tag #479

**Diameter** : 7,5 inches **Dripline Radius** : 10 feet

Trunk flare : Very poor – co-dominant at base

**Trunk** : Very poor – co-dominant

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

TREE #9 – Interior Live Oak (Quercus wislizenii)

Diameter: 9 inchesDripline Radius: 10 feetTrunk flare: FairTrunk: Fair – lean

**Primary Limbs** : Poor – co-dominant at 10 feet

Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape **Recommendations** : None at this time

TREE #10 - Valley Oak (Quercus lobata)

**Diameter** : 7,6,5 inches **Dripline Radius** : 10 feet

Trunk flare : Very poor – co-dominant at base
Trunk : Very poor – co-dominant

**Trunk** : Very poor – co-dominant **Primary Limbs** : Poor

Foliage : Poor : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

TREE #11 – Valley Oak (Quercus lobata)

**Diameter** : 10,9,8 inches **Dripline Radius** : 10 feet

**Trunk flare**: Very poor – co-dominant at base **Trunk**: Very Poor – co-dominant

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

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TREE #12 – Valley Oak (Quercus lobata)

**Diameter** : 3,3,3,2 inches

**Dripline Radius** : 5 feet

**Trunk flare** : Very poor – co-dominant at base

**Trunk** : Very poor – co-dominant

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair – 30% hardscape

**Recommendations** : Remove tree

TREE #13 – Valley Oak (Quercus lobata)

Diameter: 14 inchesDripline Radius: 10 feetTrunk flare: Very poorTrunk: Very poorPrimary Limbs: FairFoliage: DormantDripline Environment: Good

**Recommendations** : Remove tree – trunk is severely damaged

TREE #14 - Valley Oak (Quercus lobata)

Diameter: 15 inchesDripline Radius: 15 feetTrunk flare: GoodTrunk: Fair – leanPrimary Limbs: GoodFoliage: DormantDripline Environment: Good

**Recommendations**: None at this time

TREE #15 – Valley Oak (Quercus lobata)

**Diameter** : 6,10,12,13,14 inches

**Dripline Radius** : 20 feet **Trunk flare** : Poor

**Trunk** : Poor – co-dominant at 2 feet

Primary Limbs : Poor Foliage : Dormant

**Dripline Environment** : Fair - 40% hardscape

**Recommendations** : Remove tree – poor structure

TREE #16 - Valley Oak (Quercus lobata)

Diameter: 25 inchesDripline Radius: 20 feetTrunk flare: Poor

**Trunk** : Poor – co-dominant at 5 feet

Primary Limbs : Fair – heavy
Foliage : Dormant
Dripline Environment : Good

**Recommendations** : None at this time

TREE #17 - Valley Oak (Quercus lobata)

**Diameter** : 3,2 inches **Dripline Radius** : 5 feet

**Trunk flare**: Very poor – co-dominant at base **Trunk**: Very poor – co-dominant

Primary Limbs : Poor

Foliage : Dormant
Dripline Environment : Good
Recommendations : Remove tree

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TREE #18 – Valley Oak (Quercus lobata)

**Diameter** : 17 inches **Dripline Radius** : 20 feet Trunk flare : Good **Trunk** : Fair – lean **Primary Limbs** : Fair **Foliage** : Dormant **Dripline Environment** : Good

Recommendations : None at this time

TREE #19 - Interior Live Oak (Quercus wislizenii)

Diameter : 8,6 inches **Dripline Radius** : 15 feet Trunk flare : Poor

**Trunk** : Very poor – co-dominant at 2 feet

**Primary Limbs** : Very poor **Foliage** : Dormant **Dripline Environment** : Good Recommendations : Remove tree

TREE #20 - Valley Oak (Quercus lobata)

**Diameter** : (8) average 2" trunks

**Dripline Radius** : 5 feet

Trunk flare : Very poor – co-dominant at base **Trunk** 

: Very poor – co-dominant

**Primary Limbs** : Very poor **Foliage** : Dormant **Dripline Environment** : Good Recommendations : Remove tree

TREE #21 - Valley Oak (Quercus lobata)

**Diameter** : 9.8 inches **Dripline Radius** : 10 feet

Trunk flare : Very poor – co-dominant at base

**Trunk** : Very poor : Very poor **Primary Limbs Foliage** : Dormant **Dripline Environment** : Good Recommendations : Remove tree

TREE #22 - Valley Oak (Quercus lobata)

**Diameter** : 9.9.8 inches **Dripline Radius** : 10 feet

Trunk flare : Very poor – co-dominant at base

**Trunk** : Very poor **Primary Limbs** : Very poor **Foliage** : Dormant **Dripline Environment** : Good Recommendations : Remove tree

TREE #23 - Valley Oak (Quercus lobata)

**Diameter** : 12, (6) 3, (2) 4 inches

**Dripline Radius** : 15 feet

Trunk flare : Very poor – co-dominant at base

**Trunk** : Very poor : Very poor **Primary Limbs Foliage** : Dormant **Dripline Environment** : Good Recommendations : Remove tree Leo Kotyakov 6031 Sunrise Vista Dr Citrus Heights, Ca 95610 02/28/20 Page 9 of 11

TREE #24 - Valley Oak (Quercus lobata) – This tree is dead Diameter : 12,10 i : 12,10 inches **Dripline Radius** : 15 feet

## **Specific Inventory Data/Maintenance Recommendations**

Within this specific inventory data you will find the following information:

Tree Number: Corresponds to aluminum tag attached to the tree.

Species

Identification: Scientific and common species name

Diameter: This is the trunk diameter as measured at breast height. (Industry

standard 4.5 feet above ground level)

Dripline radius: Measurement of the tree's dripline from the trunk to the farthest

most branch tip.

Trunk flare: Assessment of the trunk flare area located at the base of the trunk

of the tree at soil level.

Trunk: Assessment of the tree's main trunk from ground level generally

to the point of the primary crotch structure.

Limbs: Assessment of both smaller and larger branching, generally from

primary crotch structure to branch tips.

Foliage: Tree's leaves

Dripline Environment: Describes area directly beneath the tree (growing environment).

Recommendation: Specific maintenance requirements.

**CROWN CLEAN OUT:** This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

**SUBSURFACE FERTILIZATION:** A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

Leo Kotyakov 6031 Sunrise Vista Dr Citrus Heights, Ca 95610 02/28/20 Page 11 of 11

## **DEFINITIONS OF TERMS USED IN THIS REPORT**

**GOOD** - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

**FAIR** - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

**POOR** - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.



# Memo

**To:** City of Citrus Heights

**From:** Casey Feickert; TSD Engineering, Inc.

CC:

**Date:** March 2, 2021

**Re:** 6031 Sunrise Vista Drive (Sunrise Vista Apts.) – Preliminary Drainage

This memo discusses the preliminary Hydrology and Hydraulic analysis and Low Impact Development (LID) for the Sunrise Vista Apartments project, located at 6031 Sunrise Vista Drive, in the city of Citrus Heights, CA. The project proposes to construct 3 apartment buildings and associated parking, landscape and utilities.

The site currently slopes from east to west at approximately 4.5%. The onsite storm drain proposes to connect to an existing storm drain inlet located in the Firestone parking lot, west of the project site. The proposed storm drain system has been designed to convey the runoff generated by a Nolte storm event. SacCalc software was used to estimate the runoff generated by the Nolte and 100-year storm events, See SacCalc Reports in **Attachments 1**. Runoff estimates for the project site are summarized below:

	Nolte Design Flow	100-Year Peak Flow
(cfs) (cfs)		(cfs)
Existing	N/A	4.1
Developed	0.40	5.1

The project site is located in an area exempt from the hydromodification requirements of reducing developed flows for 2-Year to 10-Year storm events to predeveloped rates. The Sacramento County LID Credit Worksheet was used to confirm that the LID credits required were met through disconnecting pavement and roof drains. Full trash capture inserts are proposed to be installed in all inlets to prevent objects larger than 5 mm from entering the storm drain system. Per the worksheets, no additional treatment is required, see the LID Worksheet in **Attachments 2**.



Comparison of the 100-Year, 24-hour hydrographs produced by the SacCalc software for the existing site and developed site indicate an increase in runoff due to the development of the site. A detention basin is proposed to mitigate peak discharge for the developed site to the pre-developed rate. The volume required to be stored onsite was determined by examining the hydrographs and summing the flow rates above the Nolte flow, which is assumed to be conveyed from the site through the proposed storm drain system, and multiplying by the time step of the hydrograph, in this case 60 seconds. The SacCalc hydrographs can be seen in **Attachments 1** included in this memo the volume of water in excess of the Nolte flows is summarized below:

	Existing Conditions (ft <sup>3</sup> )	Developed Conditions (ft <sup>3</sup> )
Shed A (Onsite)	6,189	7,886

The increase caused by development, 1,697 ft<sup>3</sup>, represents the volume required for storage onsite. The proposed detention basin has the capacity to hold the required volume while maintaining at least 1 foot of freeboard from the top of the basin. The outlet from the basin will be fitted with an orifice that will meter the developed discharge rate to a rate equal to or less than the predeveloped rate for 10-year and 100-year storm events.

Casey Feickert, PE 58930 916-608-0707

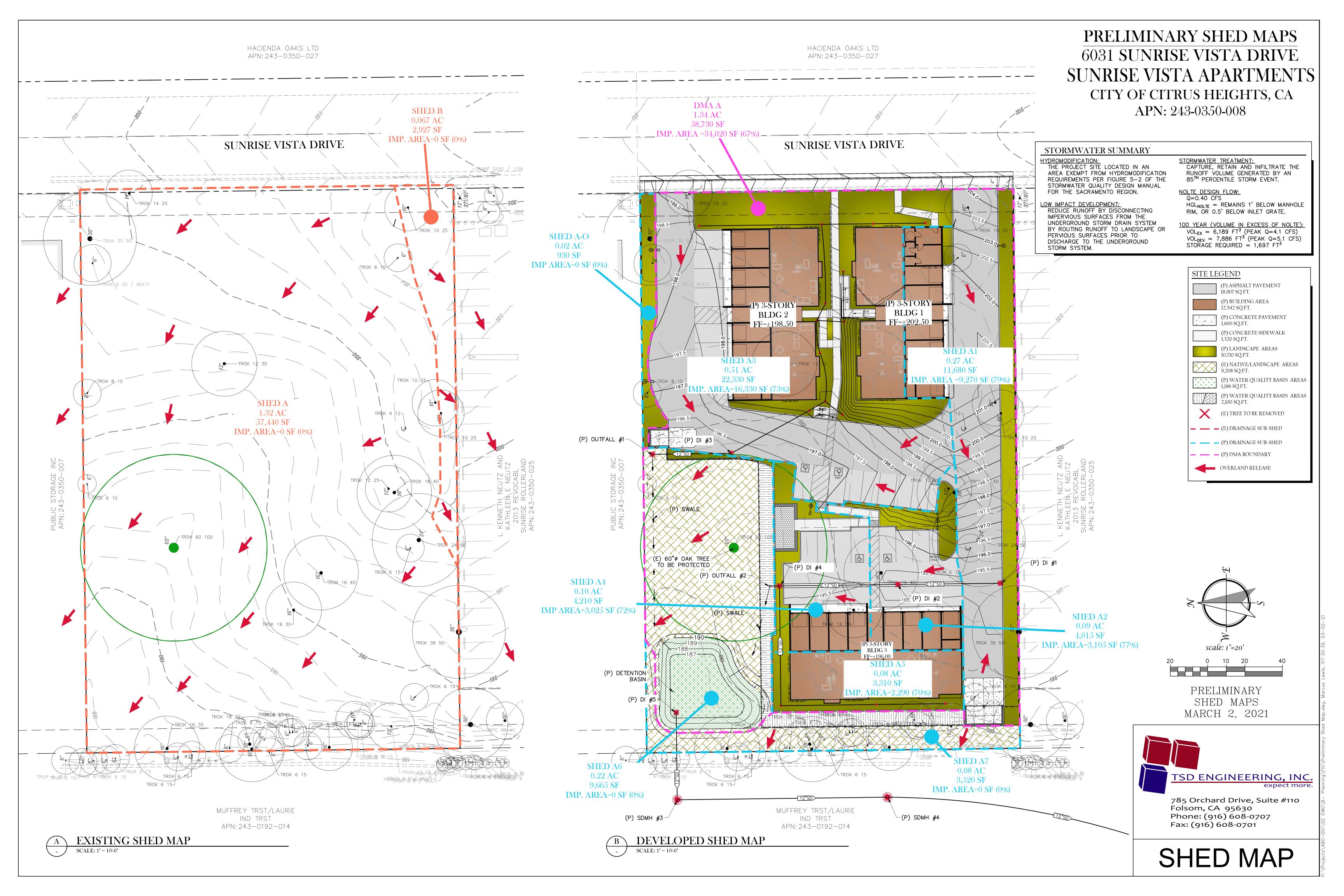
## **Attachments 1**

**Existing and Developed Shed Maps** 

**SacCalc Nolte Report** 

SacCalc 10-Year & 100-Year Report

**SacCalc 100-Year Hydrographs** 



Nolte method results Page 1 of 1

## Nolte method results (Project: My Project) (Hydrologic zone 2)

ID	Drainage area (acres)	Impervious area (%)	Design Q (cfs)	
A	1.37	60.00	0.40	

View HEC-1 output

# Sacramento method results (Project: My Project) (100-year, 1-day rainfall)

ID	Peak flow (cfs)	Time of peak (hours)	Basin area (sq. mi)	Peak stage (feet)	Peak storage (ac-ft)	Diversion volume (ac-ft)
XA	4.1	12:04	.00	· · · · · ·		
A	5.1	12:02	.00			

### (10-year, 1-day rainfall)

ID	Peak flow (cfs)	Time of peak (hours)	Basin area (sq. mi)	Peak stage (feet)	Peak storage (ac-ft)	Diversion volume (ac-ft)
XA	2.1	12:06	.00			
A	2.9	12:02	.00			

	FLOW	FLOW	
Day/Time	XA		A
1/1/2000		0	0
1/1/2000 0:01		0	0.001826
1/1/2000 0:02		0	0.006029
1/1/2000 0:03		0	0.013496
1/1/2000 0:04		0	0.024678
1/1/2000 0:05		0	0.035552
1/1/2000 0:06		0	0.04319
1/1/2000 0:07		0	0.048904
1/1/2000 0:08		0	0.053315
1/1/2000 0:09		0	0.056767
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	Total Flow > Nolte	Volume
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Α	131	7886

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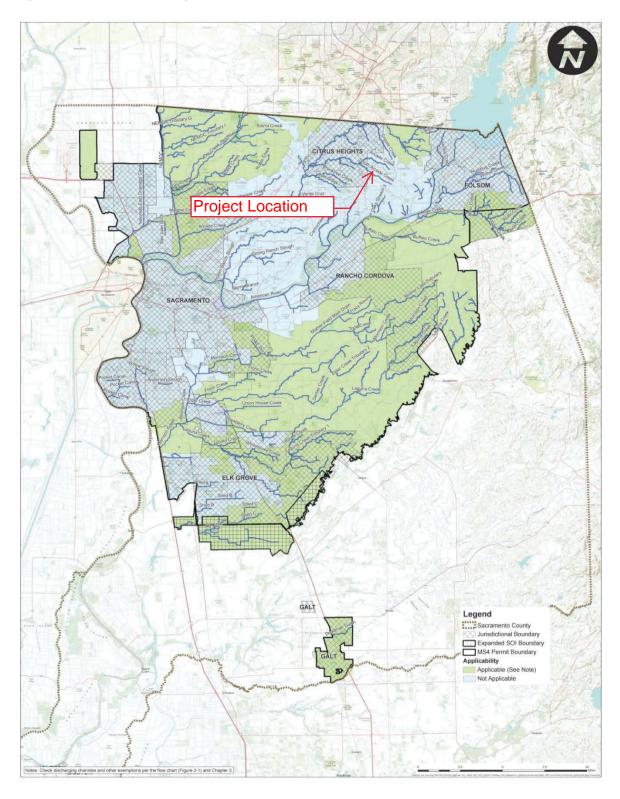
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## **Attachments 2**

## **Hydromodification Applicability Map**

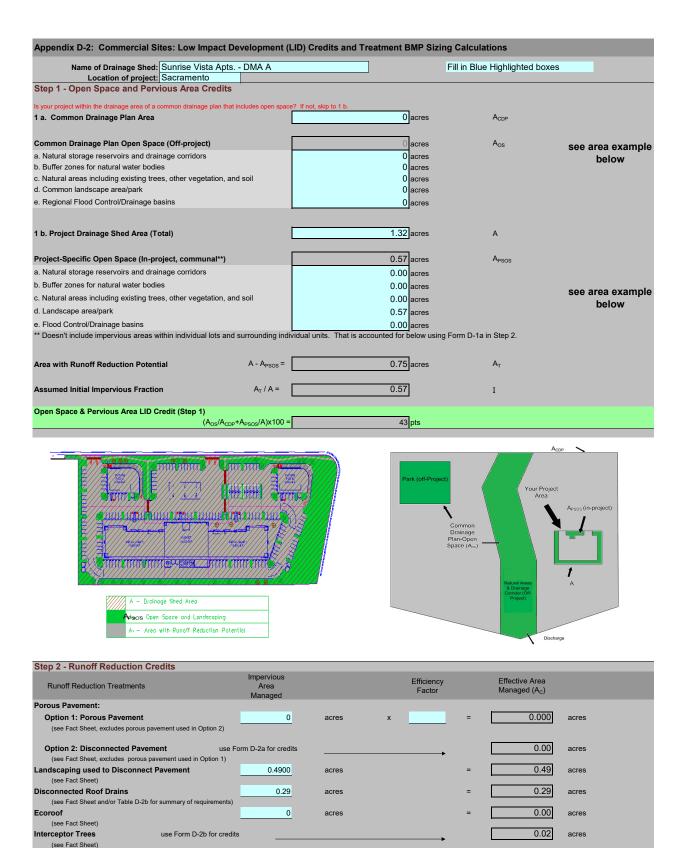
#### **LID Worksheet**

Figure 5-2 Applicability Map



Click here to link to Figure 3-1, Identifying Stormwater Quality Requirements for New Development and Redevelopment Projects.

Click on this link for a higher resolution copy of the Applicability Map: <a href="http://www.beriverfriendly.net/Newdevelopment/">http://www.beriverfriendly.net/Newdevelopment/</a>



0.80

106

 $(A_C / A_T)^*100 =$ 

acres

**Total Effective Area Managed by Runoff Reduction Measures** 

Runoff Reduction Credit (Step 2)

Table D-2a

Table D-2b

Porous Pavement Type	Efficiency Multiplier
Cobblestone Block Pavement	0.40
Pervious Concrete/Asphalt	0.60
Modular Block Pavement &	0.75
Reinforced Grass Pavement	1.00

Maximum roof size	Minimum travel distance
≤ 3,500 sq ft	21 ft
≤ 5,000 sq ft	24 ft
≤ 7,500 sq ft	28 ft
≤ 10,000 sq ft	32 ft

Form D-2a: Disconnected Pavement Worksheet							
See Fact Sheet for more information regarding Dis	connected Pavement credi	t guidelines				Effective Area Managed (A <sub>C</sub> )	
Pavement Draining to Porous Pavement							
2. Enter area draining onto Porous Pavement			0.00	acre	s	Box K1	
3. Enter area of Receiving Porous Pavement			0.00	acre	S	Box K2	
(excludes area entered in Step 2 under Porous 4. Ratio of Areas (Box K1 / Box K2)	s Pavement)		0.00			Box K3	
5. Select multiplier using ratio from Box K3 and	d enter into Box K4						
Ratio (Box D) Ratio is ≤ 0.5		Multiplier 1.00					
Ratio is > 0.5 and < 1.0		0.83				Box K4	
Ratio is > 1.0 and < 1.5		0.71	1				
Ratio is > 1.5 and < 2.0		0.55					
6. Enter Efficiency of Porous Pavement (see	table below)					Box K5	
	Efficiency						
Porous Pavement Type	Multiplier						
Cobblestone Block Pavement Pervious Concrete	0.40						
Asphalt Pavement	0.60						
Modular Block Pavement							
Porous Gravel Pavement	0.75						
Reinforced Grass Pavement	1.00						
7. Multiply Box K2 by Box K5 and enter into B	ox K6		0.00	acre	S	Box K6	
8. Multiply Boxes K1,K4, and K5 and enter the	e result in Box K7		0.00	acre	s	Box K7	
9. Add Box K6 to Box K7 and multiply by 60%						0.00 acres	
This is the amount of area credit to enter into t	he "Disconnected Paven	nent" Box of Form D-2					
Form D-2b: Interceptor Tree Worksh	eet						
See Fact Sheet for more information regarding Inte	erceptor Tree credit guidelir	nes					
N							
New Evergreen Trees  1. Enter number of new evergreen trees that of	qualify as Interceptor Tre	es in Box L1.		trees	Box L1		
Multiply Box L1 by 200 and enter result in I	Box L2		0	sq. ft.	Box L2		
New Deciduous Trees							
3. Enter number of new deciduous trees that of	qualify as Interceptor Tre	es in Box L3.		trees	Box L3		
4. Multiply Box L3 by 100 and enter result in E	Box L4		0	sq. ft.	Box L4		
Existing Tree Canopy							
5. Enter square footage of existing tree canop	y that qualifies as Existin	ng Tree canopy in Box L5.	7850	sq. ft.	Box L5		
Multiply Box L5 by 0.5 and enter the result in the re	in Box L6		3925	sq. ft.	Box L6		
Total Interceptor Tree EAM Credits							
Add Boxes L2, L4, and L6 and enter it into Box	x L7		3925	sq. ft.	Box L7		
Divide Box L7 by 43,560 and multiply by 20%	to get effective area man	aged and enter result in Box L8	0.02	acres	Box L8		
This is the amount of area credit to enter into t	0.02		_5/0				

Capture and Use Credits Impervious Area Managed by Rain barrels, Cistern	e and automatically ometion				
(see Fact Sheet)		ns, for simple rain barrels		0.00 acres	
Automated-Control Capture and Use System					
(see Fact Sheet, then enter impervious area managed by the	system)			0.00 acres	
Bioretention/Infiltration Credits					
Impervious Area Managed by Bioretention BMPs (see Fact Sheet)	Bioretention Area Subdrain Elevation	sq ft inches			
(see Fact Greek)	Ponding Depth, inches	inches		0.00 acres	
Impervious Area Managed by Infiltration BMPs					
(see Fact Sheet)	Drawdown Time, hrs	drawdown_hrs_inf			
	Soil Infiltration Rate, in/hr	soil_inf_rate			
Sizing Option 1:	Capture Volume, acre-ft	0.00 capture_vol_inf		0.00 acres	
Sizing Option 2:	Infiltration BMP surface area, sq ft	0 soil_surface_area		0.00 acres	
Basin or tre	ench?	approximate BMP depth 0.00	ft		
Impervious Area Managed by Amended Soil or Mu	Ich Beds				
(see Fact Sheet)	Mulched Infiltration Area, sq ft	mulch_area		0.00 acres	
Total Effective Area Managed by Capture-and-Use/Bi	oretention/Infiltration BMPs			0.00 A <sub>LIDc</sub>	
Runoff Management Credit (Step 3)			A <sub>LIDC</sub> /A <sub>T</sub> *200 =	0.0 pts	
Total LID Credits (Step 1+2+3)			in Step 4	149.6	
Total LID Credits (Step 1+2+3)  Does project require hydromodification management			in Step 4	149.6	
				149.6	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment	t? If yes, proceed to using S	acHM. A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> :	-0.05	A <sub>AT</sub>	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based	t? If yes, proceed to using S	асНМ.	-0.05		
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment	t? If yes, proceed to using S	acHM. A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> :	-0.05	A <sub>AT</sub>	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based STOP: No additional treatment nee	t? If yes, proceed to using S	acHM. A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> :	-0.05	A <sub>AT</sub>	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based	t? If yes, proceed to using S	acHM. A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> :	-0.05	A <sub>AT</sub>	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based STOP: No additional treatment nee	t? If yes, proceed to using S	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05	A <sub>AT</sub>	
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based STOP: No additional treatment nee	I? If yes, proceed to using S I, Non-LID Treatment	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05	A <sub>AT</sub>	
Does project require hydromodification management adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based STOP: No additional treatment nee a Treatment - Flow-Based (Rational Method) e treatment flow (cfs):	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04 Table	D-2c  Rainfall Intensity	
Does project require hydromodification management adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based STOP: No additional treatment nee a Treatment - Flow-Based (Rational Method) e treatment flow (cfs):	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Does project require hydromodification management Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04 Table	D-2c  Rainfall Intensity	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  Ar from Step 3	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)	i, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 AAT	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  AT from Step 3  0.95  Flow = 0.95 * i * AAT	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  AT from Step 3  0.95  Flow = 0.95 * i * AAT	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C	A <sub>T</sub> - A <sub>C</sub> -A <sub>LIDC</sub> $A_{AT} / A =$	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  NAT from Step 3  0.95  Flow = 0.95 * i * AAT	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C	acHM. $A_{T} - A_{C} - A_{LIDC} = A_{AT} / A = \frac{1}{2}$ Infall Intensity x Area	-0.05 -0.04  Table Rosevill Sacram	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  NAT from Step 3  0.95  Flow = 0.95 * i * AAT	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C  -0.01 cfs	acHM. $A_{T} - A_{C} - A_{LIDC} = A_{AT} / A = \frac{1}{2}$ Infall Intensity x Area	Table Rosevill Sacram Folsom	D-2c  Rainfall Intensity   e	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  AT from Step 3  0.95  Flow = 0.95 * i * AAT	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C  -0.01 cfs	acHM. $A_T - A_C - A_{LIDC} = A_{AT} / A = \frac{1}{2}$ Infall Intensity x Area	Table Rosevill Sacram Folsom	D-2c  Rainfall Intensity  e i = 0.20 in/h  ento i = 0.20 in/h	ır
Adjusted Area for Flow-Based, Non-LID Treatment Adjusted Impervious Fraction of A for Volume-Based  STOP: No additional treatment nee  Treatment - Flow-Based (Rational Method)  e treatment flow (cfs):  value for i in Table D-2c (Rainfall Intensity)  Ar from Step 3  0.95  Flow = 0.95 * i * AAT  Description of A for Volume-Based (ASCE-WEF)  e water quality volume (Acre-Feet):  A from Step 1  Comparison of A for Volume and Agriculture (ASCE-WEF)  Adjusted Area for Flow-Based (ASCE-WEF)  A from Step 1	I, Non-LID Treatment  ded  Flow = Runoff Coefficient x Rai  0.18 i  -0.05 A <sub>AT</sub> 0.95 C  -0.01 cfs  WQV = Area x Maximized Dete	acHM. $A_{T} - A_{C} - A_{LIDC} = A_{AT} / A = \frac{1}{2}$ Infall Intensity x Area	Table Rosevill Sacram Folsom	D-2c  Rainfall Intensity  e i = 0.20 in/h  ento i = 0.20 in/h	ır



# Technical Memorandum

Date: January 21, 2022

To: Casey Kempenaar and Leslie Blomquist, City of Citrus Heights

From: Chase McFadden and John Gard, Fehr & Peers

**Subject:** Transportation Study for Proposed Sunrise Vista Apartments

RS21-4118.00

This memorandum documents the transportation and site access analysis of the proposed Sunrise Vista Apartments to be located on 6031 Sunrise Vista Drive south of Greenback Lane in Citrus Heights, California. The project would include 30 multi-family dwelling units and 44 parking spaces.

This memorandum is organized into the following sections:

- Existing Conditions
- Existing Plus Project Conditions
- Project Access & On-Site Circulation
- Vehicle Miles of Travel (VMT)

Access to the proposed project would be provided by two full access driveways on Sunrise Vista Drive.

# **Existing Conditions**

## **Project Site Setting**

**Figure 1** displays the project location. The project would occupy an undeveloped 60,000 square foot parcel on Sunrise Vista Drive.

North of the project site, Greenback Lane is six lanes and has a posted speed limit of 40 miles per hour. There are bus stops located on Greenback Lane north of the project site and Fair Oaks Boulevard east of the project site. Transit service is provided by Sacramento Regional Transit who operates local bus service routes 1, 21, 23 on Greenback Lane and commuter service route 124 on Fair Oaks Boulevard. There are sidewalks present on both sides of Greenback Lane.

Casey Kempenaar and Leslie Blomquist, City of Citrus Heights January 21, 2022 Page 2 of 7 F

Sunrise Vista Drive is a two-lane roadway with a posted speed limit of 25 miles per hour. Sunrise Vista Drive has continuous sidewalks on both sides of the street between Greenback Lane and Sunrise East Way. It has a width of approximately 46 feet, measured from face of curb to face of curb. Parallel parking is permitted on both sides of the street. In 2014, the segment of Sunrise Vista Drive south of Greenback Lane carried approximately 2,000 vehicles per day. According to the City of Citrus Heights *Bikeway Master Plan (2015)*, Class II bike lanes are proposed on Sunrise Vista Drive from Greenback Lane to Sunrise East Way.

# Methodology

This study reports maximum queue lengths for the critical turning movement at the nearby intersection of Greenback Lane & Sunrise Vista Drive north of the project site. The westbound left-turn at Greenback Lane & Sunrise Vista Drive was investigated due to its proximity to the project site and expected use by project trips. A raised median along Greenback Lane physically prohibits northbound left-turns from Sunrise Vista Drive onto Greenback Lane.

#### Data Collection

Field observations were performed on October 28, 2021 to count inbound travel to Sunrise Vista Drive and to document maximum queues at the Greenback Lane and Sunrise Vista Drive intersection. A maximum of two vehicles (equivalent to approximately 50 feet) were observed waiting to complete the westbound-left turn at this intersection during the AM peak hour and three vehicles (equivalent to approximately 75 feet) during the PM peak hour. During the time of collection, weather conditions were dry, schools were in session, and no unusual traffic events were observed. See Appendix A for traffic counts collected.

# **Existing Plus Project Conditions**

#### Travel Characteristics

#### Trip Generation

**Table 1** shows the trip generation estimate of the proposed project. The trip generation estimate is based on trip rates for the low-rise multifamily housing land use category published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* (2021). As shown in **Table 1**, the proposed project is expected to generate 268 daily, 32 AM peak hour, and 33 PM peak hour vehicle-trips.

**Table 1** shows the project's expected weekday peak hour trip generation.



**Table 1: Trip Generation Estimate – Sunrise Vista Apartments** 

			Trips <sup>1</sup>								
Land Use	ITE Code	Quantity		AI.	M Peak Ho	our	PN	Л Peak Ho	ur		
	Code	de			Daily	ln	Out	Total	ln	Out	Total
Multifamily Residential	220	30 d.u.	268	8	24	32	21	12	33		

#### Notes:

- 1. Based on trip generation equations obtained from *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021) for multifamily housing (land use code 220).
- 2. Trip generation estimate calculated using fitted curve equation.

Source: Fehr & Peers, 2021.

#### Trip Distribution and Trip Assignment

New project trips were assigned to the roadway network based on existing traffic patterns and the general distribution of jobs and schools in the area, as well as observed directionality of turning movements at the Greenback Lane/Sunrise Vista Drive intersection. The trip percentages were also informed by the percentages estimated for residential in the *Sunrise Mall Specific Plan Environmental Impact Report* (2021). The project's trip distribution is shown in **Figure 2**. As shown, about two-thirds of project trips would be distributed to/from the north toward Greenback Lane. A considerable percentage would also use Macy Plaza Drive (through the southerly portion of Sunrise Mall) to access Sunrise Boulevard.

**Figure 3** shows the Existing Plus Project AM and PM peak hour turning movements at the two project driveways.

# **Project Access and On-Site Circulation**

This section outlines the access and on-site circulation components of the project.

#### Westbound Left-Turn at Greenback Lane

Maximum queue lengths were estimated for the westbound left-turn lane at Greenback Lane using the methodology described in *Estimation of Maximum Queue Lengths at Unsignalized Intersections* (ITE Journal, November 2001), which considers factors such as conflicting and approach traffic volume, conflicting number of through lanes, and posted speed limit. This methodology estimated a maximum vehicle queue of 3 vehicles (equivalent to 75 feet) under (the more critical) existing PM peak hour condition which is equivalent to the maximum queue observed. Thus, this methodology validates well to existing conditions.



The project would add six vehicles (i.e., 30 percent of 21 inbound trips) to the westbound left-turn movement during the PM peak hour, causing the total volume to increase from 46 to 52 PM peak hour vehicles. The resulting PM peak hour maximum queues are summarized in **Table 2**. This table shows that the westbound left-turn maximum queue would likely increase by one vehicle (25 feet). As shown, there is sufficient storage length to accommodate the additional vehicle queue length at Greenback Lane / Sunrise Vista Drive. See Appendix A for technical calculations.

Table 1: PM Peak Hour Maximum Vehicle Queue Lengths – Existing Plus Project Conditions

	Control <sup>1</sup> Approach				Maximum Veh	icle Queue² (ft)
Intersection			Lane	Storage (ft)	Existing	Existing Plus Project
Greenback Lane/Sunrise Vista Drive	SSSC	WB	Left	175	75	100

#### Notes:

- 1. "SSSC" represents intersections that operate with side-street stop-control.
- 2. Queue lengths are rounded up to the nearest 25 feet.

Source: Fehr & Peers, 2021.

### **Project Driveways**

The project would include two full-access driveways, with the edge of each driveway being positioned about eight feet from the property line. The northerly driveway would be 20 feet wide and have a sliding gate situated about 20 feet within the property. The southerly driveway would be 24 feet wide and have a swinging (inward) gate also situated about 20 feet within the property. Both designs would enable one inbound vehicle to wait (for the gate to open) to enter each driveway and one outbound vehicle to wait to turn onto Sunrise Vista Drive.

The above driveway designs would not be well-suited for large multi-family projects situated on major arterials. However, the project is not situated on an arterial street and is of modest size. Therefore, we do not expect that these driveway designs will cause operational problems. Nearly identical driveways are situated across the street. According to Figure 3, each driveway would accommodate fewer than 15 inbound or outbound vehicles per hour (i.e., one every four minutes on average). The modest volumes on Sunrise Vista Drive would provide adequate gaps for traffic leaving the site.

Notwithstanding the above, Article 4 of the Citrus Heights Municipal Code states the following with regard to multi-family projects:



F. Entrance turnout and project directory. Each project shall be provided a turnout at the primary site entrance with a directory board and building number and addresses. This requirement may be waived by the review authority, based on a recommendation from the Sacramento Metropolitan Fire District, for a project of less than 20 units.

City of Citrus Heights staff clarified that, in the context of gated residential projects, "turnout" designates a place for a guest vehicle to pull to the side while calling a resident to open the gate. The City Engineer may wish to waive this requirement given that the total unit count is 30, and there are two access points. Other circumstances to consider include the adjacent roadway size, function, and traffic levels.

North of the project site, the nearest driveway is 180 feet away. South of the project site, the nearest driveway is 40 feet away (serving Sunrise Rollerland). While this spacing is not ideal, it does not represent a serious operational concern due to the modest levels of traffic that would use each driveway. On the east side of Sunrise Vista Drive, a driveway is situated 60 feet north of the project's northerly driveway. This is known as an "offset driveway alignment". This, too, does not represent a serious operational concern given the modest volumes at each driveway and on Sunrise Vista Drive. No recommendations are offered with regard to modifications at either driveway.

#### Site Circulation

A review of internal site circulation did not yield any concerns that would warrant modifications to the site plan. Internal to the site, pedestrians have access through the project site via an accessible path of travel, as well as ADA accessible parking stalls. There are also bicycle parking storage facilities. Trash enclosures are positioned in accessible locations for refuse trucks.

## **Vehicle Miles of Travel**

On September 27, 2013, Governor Jerry Brown signed SB 743 into law and started a process intended to fundamentally change transportation impact analysis as part of CEQA compliance. These changes include elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts.

SB 743 contained language directing the Governor's Office of Planning and Research (OPR) to update the CEQA Guidelines to include new criteria (e.g., metrics) for determining the significance of transportation impacts. OPR selected VMT as the transportation impact metric, recommended its application statewide, and submitted updates to the CEQA Guidelines that were certified by the Natural Resources Agency in December 2018. The requirements of SB 743 became effective statewide on July 1, 2020. To help aid lead agencies with SB 743 implementation, OPR produced the *Technical Advisory on Evaluating Transportation* 



<u>Impacts in CEQA</u> (December 2018). The *Technical Advisory* helps lead agencies think about the variety of implementation questions they face with respect to shifting to a VMT metric.

The City of Citrus Heights finalized its SB 743 Implementation Guidelines in February 2021. Pages 13 to 16 of SB 743 Implementation Guidelines for City of Citrus Heights (2021) indicate that the following land use projects are presumed to have a less than significant impact:

- 1. Small projects that would generate 110 or fewer trips per day.
- 2. Project located within ½ mile of an existing major trip stop or existing stop along a high-quality transit corridor.
- 3. Projects consisting of a high percentage of affordable housing.
- 4. Redevelopment projects that would lead to a decrease in VMT.
- 5. Projects that provide local serving retail opportunities that improve retail destination proximity.

This evaluation determined that the project site is situated within ½ mile of a high-quality transit corridor. According to Public Resources Code 21155, a high-quality transit corridor means fixed route bus service with service intervals of 15 minutes or less during peak commute hours. **Figure 4** indicates that four different bus routes, which operate on 15- or 30-minute headways during peak commute periods currently stop in the vicinity of the project area. The project site would be located within ½ mile walking distance from the Transit Center at Greenback Lane & Arcadia Drive (which serves Routes 1, 21, and 23) and the Fair Oaks Boulevard transit stop (which serves Route 124). Thus, the project area qualifies as being within ½ mile of a high-quality transit corridor.

The SB 743 Implementation Guidelines for City of Citrus Heights (2021) requires proposed projects being considered within a transit priority area to consist of transit supportive land uses (e.g., office, high-density residential), provide no more than 20 percent above the city parking code requirement (consistent with Table 3-7 of the City's Municipal Code) for projects that can demonstrate that such a parking supply is needed, and to not replace affordable housing. The proposed project would comply with each of these standards and therefore would be found consistent with these criteria.

Page 17 of the SB 743 Implementation Guidelines for City of Citrus Heights (2021) also necessitates that residential land use projects do not exceed 85 percent of the regional per capita VMT average in order to be considered a less-than-significant impact. **Figure 5** is a screening map of those Census Block Groups that have average home-based VMT per resident values that are 85 percent or less of the SACOG regional average. Also overlaid on this figure are the City's existing high quality transit corridors. The project is situated in Census Block Group 60670081391 (bounded by Sunrise Boulevard, Greenback Lane, Fair Oaks Boulevard, and Kingswood Drive) which exhibits VMT that is 85 percent or less of the regional VMT per resident average. Therefore, the proposed project would meet the criteria required per the SB 743 Implementation Guidelines for City of Citrus Heights (2021) to yield a presumed less-than-significant VMT impact.



# References

City of Citrus Heights (2015). Citrus Heights General Plan.

City of Citrus Heights (2021). Citrus Heights SB 743 Implementation Guidelines

Governor's Office of Planning and Research (2018). *Technical Advisory on Evaluating Transportation Impacts in CEQA*.

Institute of Transportation Engineers (2021). *Trip Generation Manual, 11th Edition.* 

ITE Journal (2001). Estimation of Maximum Queue Lengths at Unsignalized Intersections

Transportation Research Board (2016). *Highway Capacity Manual*, 6<sup>th</sup> Edition.





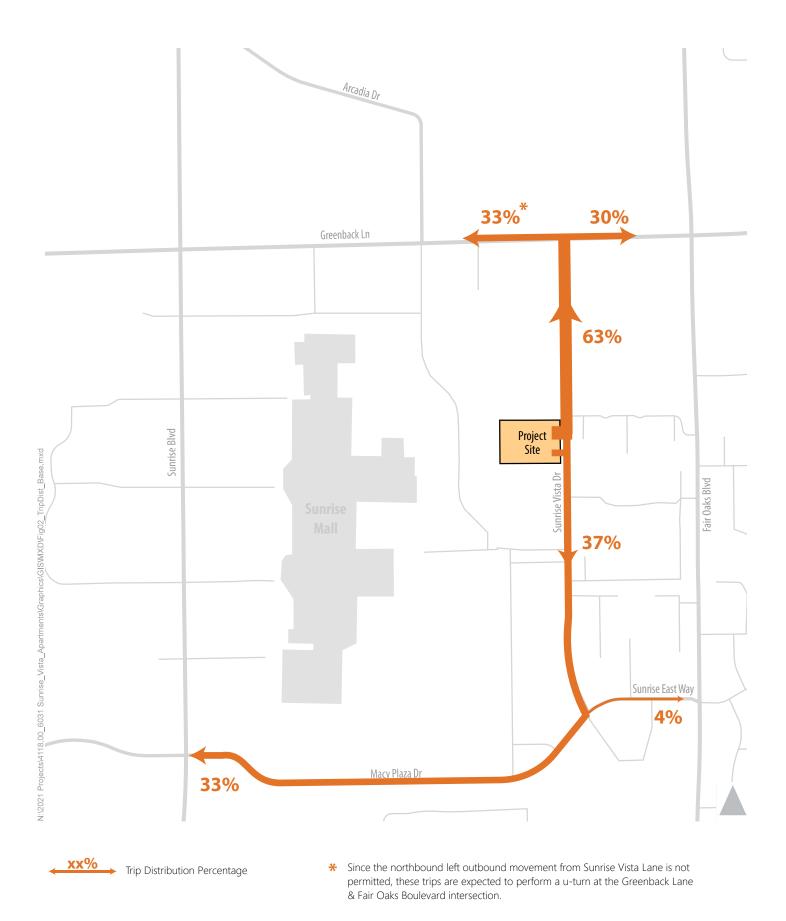
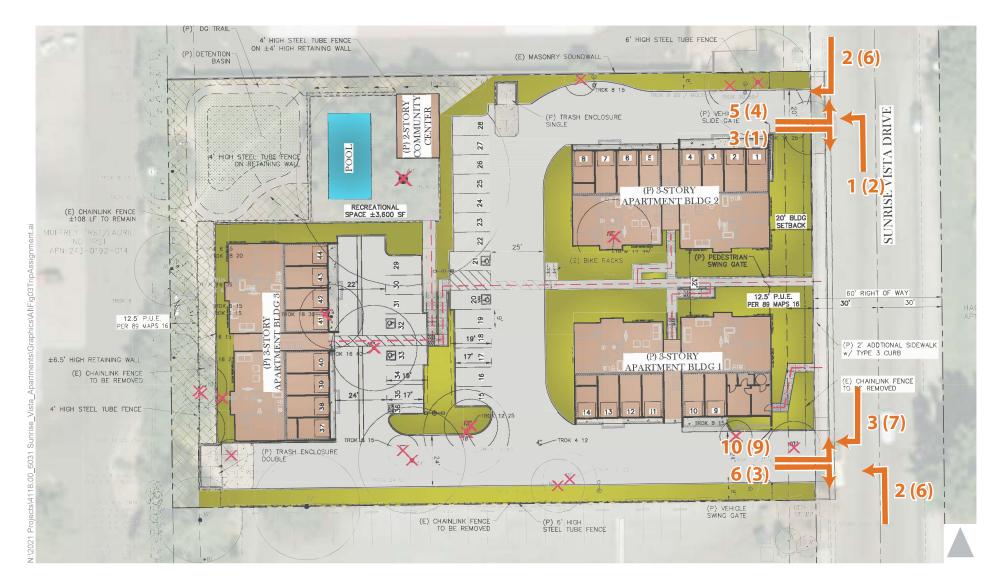
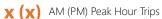


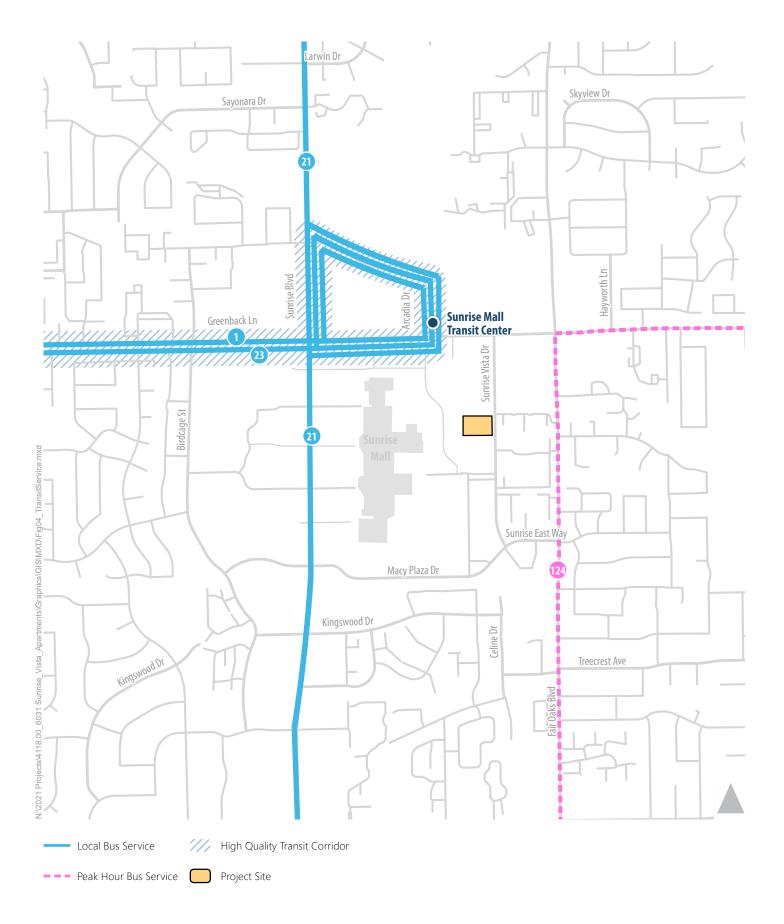


Figure 2

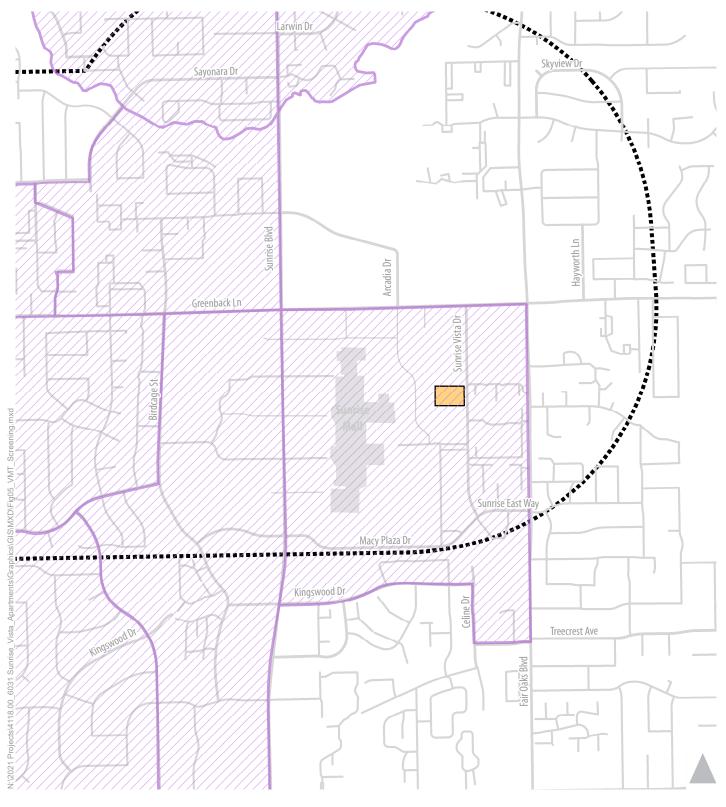














Residential HBx VMT per device per day is 85% or less of SACOG average 20.1

High Quality Transit Corridor (1/2 mile buffer)

Project Site

- 1. This figure serves as a screening map, which should be used with appropriate professional engineering judgment. Refer to report text for details.
- 2. Data (provided by Streetlight Data, Inc.) represents averaged travel conditions for all Tuesdays, Wednesdays, and Thursdays for the entirety of 2019.



# Appendix A

**Traffic Counts & Technical Calculations** 

# **OBSERVED TURNING MOVEMENTS**

Location:Sunrise Vista Dr & Greenback LnDay: ThursdayCity:Citrus HeightsDate: 10/28/2021

Time	WESTBOUND LEFT	EASTBOUND RIGHT	
	(# of vehicles)	(# of vehicles)	
7:00 AM	-	-	
7:15 AM	2	5	
7:30 AM	4	6	
7:45 AM	7	10	
8:00 AM	5	13	
8:15 AM	2	3	
8:30 AM	-	-	
8:45 AM	-	-	
4:00 PM	-	-	
4:15 PM	-	-	
4:30 PM	-	-	
4:45 PM	9	8	
5:00 PM	12	15	
5:15 PM	10	8	
5:30 PM	9	9	
5:45 PM	3	2	
6:00 PM	-	-	
6:15 PM	-	-	
AM Peak Hr	18	34	

AM Peak Hr 18 34 PM Peak Hr 40 40

# **OBSERVED MAX QUEUES**

Location:Sunrise Vista Dr & Greenback LnDay:ThursdayCity:Citrus HeightsDate: 10/28/2021

Time	WESTBOUND LEFT  WL Lane (# of vehicles)
7:00 AM	-
7:15 AM	1
7:30 AM	0
7:45 AM	2
8:00 AM	1
8:15 AM	1
8:30 AM	-
8:45 AM	-
4:00 PM	-
4:15 PM	-
4:30 PM	-
4:45 PM	1
5:00 PM	2
5:15 PM	3
5:30 PM	1
5:45 PM	2
6:00 PM	-
6:15 PM	-

Max AM (ft) 50 Max PM (ft) 75

# **Maximum Queue Estimation for: Major Street Left-Turn**

Movement: WB Left-Turn Ingress from Greenback onto Sunrise Vista Drive Existing Plus Project Conditions

# **Input Data**

Subject Approach	
Traffic Volume (vph) =	42
PHF=	1.0

Major Street	
Conflicting Traffic Volume (vph) =	1193
PHF=	1.0
Conflicting Number of Through Lanes	3
Posted Speed Limit (mph)=	40

Is a Traffic Signal Located on Major	
Street Within 1/4 mi of intersection?	1
(Enter 1 if yes; 0 if no)	

# **Output**

Estimated Maximum Queue	4	vehicles
•		

# **Environmental Noise Assessment**

# Sunrise Vista Apartments

Citrus Heights, California

BAC Job # 2021-166

Prepared For:

City of Citrus Heights

Attn: Casey Kempenaar 6360 Fountain Square Drive Citrus Heights, CA 95621

Prepared By:

**Bollard Acoustical Consultants, Inc.** 

Dario Gotchet, Principal Consultant

December 23, 2021



#### Introduction

The Sunrise Vista Apartments development (project) is located at 6031 Sunrise Vista Drive in Citrus Heights, California (APN: 243-0350-008). Existing land uses in the immediate project vicinity include residential to the east, and commercial in all other directions. The project area and preliminary site plan are shown on Figures 1 and 2, respectively.

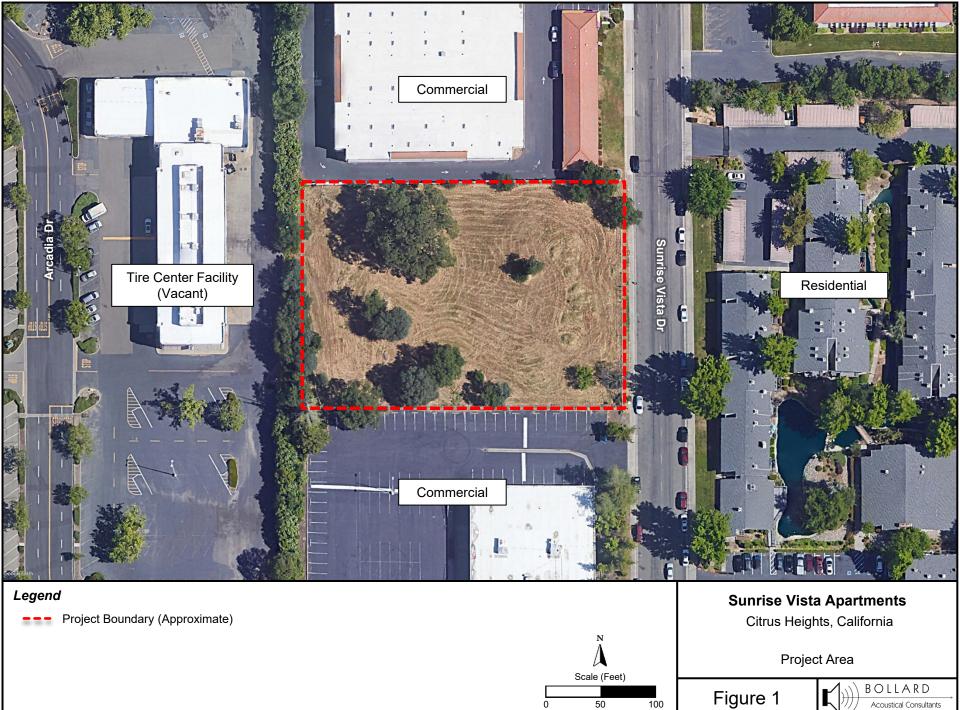
Due to the potential for elevated commercial (tire center) and refuse collection noise levels within proposed residences, the City of Citrus Heights has requested that an acoustical assessment be prepared. In response to the City's request, Bollard Acoustical Consultants, Inc. (BAC) was retained to prepare this acoustical assessment. Specifically, the purposes of this assessment are to quantify noise levels associated with (potential) future tire center operations to the west and on-site refuse collection activities, to assess the state of compliance of those noise levels with applicable City of Citrus Heights noise criteria, and if necessary, to recommend measures to reduce those noise levels to acceptable limits within proposed residences.

## Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level ( $L_{eq}$ ) over a given time period (usually one hour). The  $L_{eq}$  is the foundation of the Day-Night Average Level noise descriptor,  $L_{dn}$  or DNL, and shows very good correlation with community response to noise. The median noise level descriptor, denoted  $L_{50}$ , represents the noise level which is exceeded 50% of the hour. In other words, half of the hour ambient conditions are higher than the  $L_{50}$  and the other half are lower than the  $L_{50}$ .





--- Project Boundary (Approximate)

Proposed Trash Enclosures

Recommended Window/Door Assembly Upgrades: STC 32 (All Floors)

Citrus Heights, California

Project Preliminary Site Plan

Figure 2

Scale (Feet)

25



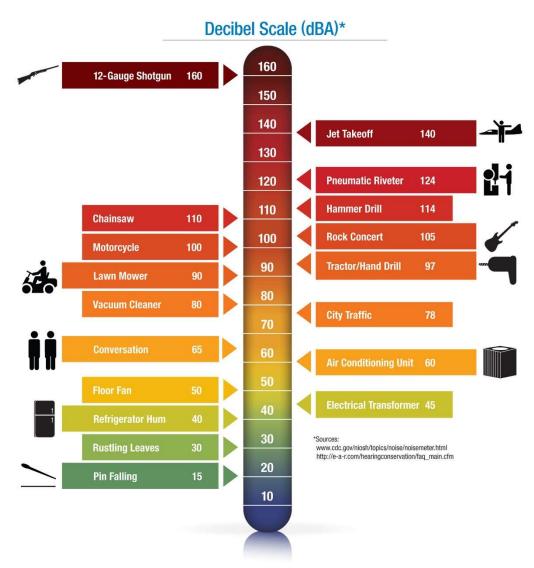


Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources

DNL is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

## Criteria for Acceptable Noise Exposure

### City of Citrus Heights General Plan and Municipal Code

The City of Citrus Heights General Plan establishes an interior day-night average noise level standard of 45 dB DNL for residential uses affected by transportation noise sources (i.e., traffic). However, the General Plan does not currently have an interior noise limit for residential uses affected by non-transportation (stationary) noise sources, such as those associated with commercial equipment operations and refuse collection activities. In addition, the City of Citrus Heights Municipal Code establishes exterior noise level limits for non-transportation noise sources but does not contain interior noise level limits for such sources affecting sensitive interior areas. For the purposes of this assessment, an interior noise level of 45 dB was applied to off-site commercial equipment operations (tire center) and on-site refuse collection activities affecting interior areas of proposed residences. An interior noise level of 45 dB within residential uses is widely received as an acceptable noise environment for indoor communication and sleep by jurisdictions and agencies throughout California.

In addition, Section 34-93 of the City of Citrus Heights Municipal Code establishes specific noise level criteria applicable to waste disposal vehicles, which would be applicable in the analysis of refuse collection activities. That code section is reproduced below.

#### Sec. 34-93. Waste disposal vehicles.

- a) It is unlawful for any person authorized to engage in waste disposal service or garbage collection to operate any truck-mounted waste or garbage loading and/or composting equipment or similar mechanical device in any manner so as to create any noise exceeding the following level, when measured at a distance of 50 feet from the equipment in an open area:
  - (1) New equipment purchased or leased on or after a date six months from July 1, 1976, shall not exceed a noise level of 80 dBA.
  - (2) New equipment purchased or leased on or after 42 months from July 1, 1976, shall not exceed a noise level of 75 dBA.
  - (3) Present equipment shall not exceed a noise level of 80 dBA on or after five years from July 1, 1976.
- (b) This section shall not abridge or conflict with the powers of the state over motor vehicle control.

# Evaluation of Tire Center Operations Noise within Proposed Residences

The project parcel is located adjacent to a commercially zoned parcel containing a vacant tire center facility. Although a tire center is not currently in operation at the time of writing this report, it is possible that future operations could occur at the facility. The location of the tire center relative to the project site is shown on Figures 1 and 2.

To quantify noise levels associated with potential tire center operations at the project site, BAC utilized file data collected for an automobile repair facility (Red Rocket Automotive Repair Facility in Sacramento, California – 2013). Specific noise sources quantified in the noise level data that would be applicable to adjacent tire center operations include an air compressor and impact wrenches. The results of the reference noise level measurements are contained in Table 1.

Table 1
Reference Noise Levels – Red Rocket Automobile Repair Facility in Sacramento, CA (2013)

Equipment	Measurement Distance (ft)	Measured Maximum Noise Level, L <sub>max</sub> (dB)			
Compressor	30	75			
Impact wrench	30	82			
Source: Bollard Acoustical Consultants, Inc. (2013)					

The reference noise levels presented in Table 1 were projected from the nearest tire center bay areas to the building facades of the proposed residences based on a sound level decay rate of 6 dB per doubling of distance from the source. The results of those projections are shown in Table 2.

During a site visit on November 3<sup>rd</sup>, 2021, BAC staff noted that the existing tire center building has roll-up doors on all 10 service bays. With the roll-up bays doors in the closed position, it is estimated that approximately 10 dB of sound transmission loss would be provided by the door construction. However, because it is possible that future service activities within those bays could occur with the bay doors in the open position, the following analysis conservatively assumes that future tire center equipment operations would occur with bay doors in the open position.

Table 2
Predicted Future Tire Center Equipment Noise Levels at Proposed Residences

		Predicted Equipment Noise Levels, L <sub>max</sub> (dBA) <sup>3</sup>			
Receiver <sup>1</sup>	Distance (ft) <sup>2</sup>	Compressor	Impact Wrench	Combined <sup>4</sup>	
Apartment Building 1	270	49	56	60	
Apartment Building 2	270	56	63	67	
Apartment Building 3	110	64	71	75	

<sup>&</sup>lt;sup>1</sup> Locations of proposed apartment buildings are shown on Figure 2.

Source: Bollard Acoustical Consultants, Inc. (2021)

Standard residential construction (e.g., stucco siding, STC 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), *typically* results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, provided that predicted tire center noise levels do not exceed 70 dB at exterior

<sup>&</sup>lt;sup>2</sup> Distances scaled from the effective noise center of the nearest three service bays within the building to proposed residences using the provided site plan.

<sup>&</sup>lt;sup>3</sup> Negative offsets were applied where proposed intervening buildings would provide shielding of the service bays.

<sup>&</sup>lt;sup>4</sup> Calculated combined levels from equipment in operation concurrently within the nearest three service bays.

apartment building facades, standard construction should be adequate to achieve 45 dB within the interior areas of the proposed residences.

As indicated in Table 2, tire center equipment noise levels are predicted to be below 70 dB at the exterior facades of apartment buildings 1 and 2. Therefore, standard construction should be adequate to reduce future tire center equipment operations to 45 dB or less within the interior areas of apartment buildings 1 and 2. However, tire center equipment noise levels are predicted to exceed 70 dB the exterior facade of apartment building 3, located nearest to the facility. Based on the predicted equipment noise levels above, it is recommended that window and door assemblies of the residences illustrated on Figure 2 be upgraded to a minimum STC rating of 32. In addition, mechanical ventilation (air conditioning) should be provided for all residences within the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

## Evaluation of Refuse Collection Noise within Proposed Residences

The project site plan indicates that trash enclosures are proposed to be located on the north and southwest ends of the property. The locations of the trash enclosures are shown on Figure 2.

The project's trash enclosures are proposed to be located approximately 15 to 40 feet from the building facades of the nearest apartment buildings. Section 34-93 of the City of Citrus Heights Municipal Code requires that waste disposal vehicles not generate a noise level in excess of 80 dB at a distance of 50 feet from the equipment. For this analysis, it was assumed that waste collection vehicles currently operating within the City satisfy the requirements of the Municipal Code. More specifically, it was assumed that the waste disposal vehicles generate a worst-case noise level of 80 dB at 50 feet. At the building facades of the nearest proposed residences located 15 to 40 feet from the trash enclosures, predicted maximum refuse collection noise levels would range from 82 to 90 dB. After consideration of the exterior to interior noise reduction provided by standard residential construction (approximately 25 dB with windows in the closed position), refuse collection noise levels are calculated to range from 57 to 65 dB within the interior areas of the nearest proposed residences located 15 to 40 feet away.

Noise generated by refuse collection is a common component of residential uses throughout the city. While very short-term increases in interior noise levels will occur during the periodic refuse collection activities at the project site, it is important to note that those activities would occur approximately 15 to 40 feet from the nearest proposed residential buildings, whereas the refuse collection areas at apartment complexes within the project vicinity were identified being approximately 10 to 25 feet from the nearest apartment buildings. As a result, routine refuse collection activities currently occurring at surrounding apartment complexes likely generate noise levels within the range or slightly above those that would occur from refuse collection activities at the project site.

Because the increases in interior noise levels would be short-term and periodic, and because refuse collection is a common component of residential uses, adverse noise impacts resulting from refuse collection activities within the interior areas of proposed residences are not expected.

#### Conclusions & Recommendations

The City of Citrus Heights does not currently have established interior noise limits applicable to non-transportation (stationary) noise sources, such as those associated with commercial equipment operations and refuse collection activities. However, an interior noise level of 45 dB within residential uses is widely received as an acceptable noise level for indoor communication and sleep by jurisdictions and agencies throughout California. Based on the analysis provided in this report, short-term periodic increases in interior noise levels (in excess of 45 dB) are expected within a portion of residences proposed within the Sunrise Vista Apartments development during refuse collection activities. However, it should be noted that noise generated by refuse collection is a common component of residential uses throughout the city. Further, routine refuse collection activities currently occurring at surrounding apartment complexes likely generate noise levels within the range or slightly above those that would occur from refuse collection activities at the project site. Because the increases in interior noise levels would be short-term and periodic, and because refuse collection is a common component of residential uses, adverse noise impacts resulting from refuse collection activities within the interior areas of proposed residences are not expected.

The project parcel is located adjacent to a commercially zoned parcel containing a vacant tire center facility. Although a tire center is not currently in operation at the time of writing this report, it is possible that future activities could occur at the tire center facility. Based on the analysis presented in this report, noise levels associated with future tire center operations adjacent to the project site have the potential to result in interior noise levels in excess of 45 dB within the nearest proposed residences of the development. As a result, it is recommended that window and door assemblies of the proposed residences illustrated on Figure 2 be upgraded to a minimum STC rating of 32. In addition, mechanical ventilation (air conditioning) should be provided for all residences within the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

These conclusions are based on the site plan shown on Figure 2, BAC file data, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the above-mentioned resources could cause actual noise levels to differ from those predicted in this assessment. Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's environmental noise assessment for the Sunrise Vista Apartments development in Citrus Heights, California. Please contact BAC at (530) 537-2328 or <a href="mailto:dariog@bacnoise.com">dariog@bacnoise.com</a> with any questions regarding this assessment.

# Appendix A Acoustical Terminology

**Acoustics** The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources

audible at that location. In many cases, the term ambient is used to describe an existing

or pre-project condition such as the setting in an environmental noise study.

**Attenuation** The reduction of an acoustic signal.

**A-Weighting** A frequency-response adjustment of a sound level meter that conditions the output

signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound

pressure squared over the reference pressure squared. A Decibel is one-tenth of a

Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with

noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and

nighttime hours weighted by a factor of 10 prior to averaging.

**Frequency** The measure of the rapidity of alterations of a periodic signal, expressed in cycles per

second or hertz.

**IIC** Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's

impact generated noise insulation performance. The field-measured version of this

number is the FIIC.

Ldn Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

**Leq** Equivalent or energy-averaged sound level.

Lmax The highest root-mean-square (RMS) sound level measured over a given period of time.

**Loudness** A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is

raised by the presence of another (masking) sound.

**Noise** Unwanted sound.

**Peak Noise** The level corresponding to the highest (not RMS) sound pressure measured over a

given period of time. This term is often confused with the "Maximum" level, which is the

highest RMS level.

RT<sub>60</sub> The time it takes reverberant sound to decay by 60 dB once the source has been

removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise

insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version

of this number is the FSTC.





# California Tree and Landscape Consulting, Inc.

6/2/2021

Leo Kotyakov 6031 Sunrise Vista Citrus Heights, CA leokot25@gmail.com

#### TREE RISK ASSESSMENT REPORT

#### **ASSIGNMENT AND SUMMARY OF FINDINGS**

Assess a large valley oak at the above address that appears to be declining severely. Examine for health issues, and make general recommendations for care to mitigate risks, as well as to improve longevity, if appropriate. Prepare a written report of findings.

#### LIMITATIONS ON THE ASSIGNMENT

An objective assessment was made of the tree, based on the ISA Tree Risk Assessment<sup>1</sup> system. The completed Risk Assessment form is included as Appendix 2. The assessment was completed from the ground, using binoculars, and a pick mattock. No climbing examination occurred. Photographs were taken of the tree.

Trees are biological organisms subject to environmental forces beyond our control. I cannot predict with absolute certainty the safety or structural integrity of any tree, nor can we guarantee it. I provide in this report a summary of my assessment, performed to the best of my ability and knowledge.

This report reflects the condition of the tree at the time of examination. It is not intended to predict safety during highly unusual or catastrophic natural occurrences such as, but not limited to, floods, hurricanes, and earthquakes.

Not all trees on the site were included in this assessment. I cannot, therefore, make any statements as to the health, structure, or safety of trees I did not inspect and are not included in this report.

1243 High Street, Auburn, CA 95603 Office: (530 745-4086 Direct: (530) 624-8403

<sup>&</sup>lt;sup>1</sup> Lilly, Sharon and Rachel Liebowitz, Editors. 2011. *Tree Risk Assessment: Best Management Practices*. International Society of Arboriculture. Champaign, Ill. 81 Pages.

#### **OBSERVATIONS**

#### Site and Target Description

The tree in question is a 55. 3" valley oak (Quercus lobata) growing in an open lot. The soil has been grubbed of most herbaceous plants, . There are several other trees on the site that are shown on the site plan that includes the tree in question. (See appendix 2.)



This tree sits at the lowest elevation of the property. While another arborist said the soil had been raised over the roots, I saw no evidence that the grade had been changed, since each tree was essentially at its original grade at the time of my visit, with natural slopes between them.

At this time, there is no target underneath the tree, although if it failed at the base, it could reach the buildings to the north.

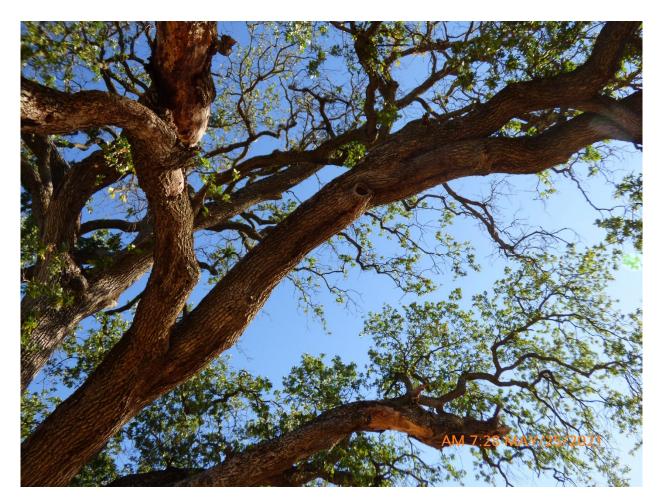
#### Tree Condition

The tree shows declining vigor. There is dieback in the top of the tree into 30" diameter wood. Recent dieback of new growth from this spring can also be observed.

The bark at the root collar was well attached, with no signs of disease.



The ends of horizontal branches growing to the east and south have broken in the last 2 to 3 years. One 18" limb is dead. There is decay and fluxing along most of the branches, indicating internal decay and cracking along the branches.



The foliage that remains on the tree was relatively healthy and showed no signs of salt or herbicide toxicity.

#### **RISK ASSESSMENT**

Tree Risk Assessment is a systematic process to identify, analyze, and evaluate defects in structure that could lead to branch, trunk or root failures. Risk is the combination of the likelihood of a failure event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a tree failure occurring and affecting a target.

This assessment is a level two, basic assessment of the tree and its surrounding site, and synthesis of the information collected. It is important to understand that a basic assessment is a visual assessment. The primary limitation of this assessment is that it includes only conditions that are visually detected from the ground; internal, below ground, and upper crown factors may be impossible to see or difficult to assess and may remain largely undetected.



The risk assessment therefore identifies the potential target, the part of the tree most likely to fail, and the consequences of the failure.

Recommendations are made to reduce the failure potential, or the consequences of the failure. However, most of the time, the recommendations will not eliminate all risk. Any tree left in place will still have some residual risk, to the specified target or to another target.

#### **CONCLUSIONS**

#### Parts of the tree most likely to fail:

- 1. Horizontal limbs: Probable
- 2. The whole tree could fail: Possible to improbable.

#### Likelihood of Impact:

Failures would have a **moderate** probability of hitting a valuable target, with significant to severe consequences. However, this tree should not be left in place for a development project.

Risk Rating (see Appendix 2): Moderate

Residual Rating after removal is low.

#### **RECOMMENDATIONS**

The tree is declining rapidly. I looked for signs of grade changes or trenching and saw none. Given the amount of limb breakage and decay in the tree, it would not have made a very good tree for people or developed structures to be underneath. With the current state of decline, its removal is imperative to allow for the site to be developed.

Report Prepared by:

Registered Consulting Arborist #296

#### **APPENDICES:**

APPENDIX 1 – RISK ASSESSMENT RATING FORM

APPENDIX 2 – PROPOSED GRADING PLAN

APPENDIX 3 — QUALIFICATIONS OF THE CONSULTANT



#### Appendix 1 - Tree Risk Assessment Form\*

Address:	6031 Sunrise Vista, Citrus Heights, CA				
Species/Size of Tree		55.3" Valley Oak (Quercu	s lobata)		
<ol> <li>Identify target</li> </ol>		People	Deck, Home		
2. Identify tree parts likely to stril	e target	Tree limbs			
3. Identify likelihood of failure wi	hin 2 years	Probable			
4. Likelihood of impacting target:		Medium to Low			

Likelihood of	Likelihood of Impacting Target				
Failure	Very Low	Low	Medium	High	
		Somewhat			
Imminent	Unlikely	Likely	Likely	Very Likely	
Probable	Unlikely	Unlikely	Somewhat Likely	Likely	
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely	
Improbable	Unlikely	Unlikely	Unlikely	Unlikely	

Likelihood of primary failure impacting target:
Consequence of primary failure
AFTER DEVELOPMENT

Significant to severe

Likelihood of	Consequences of Failure				
Failure and Impact	Negligible	Minor	Significant	Severe	
Very Likely	Low	Moderate	High	Extreme	
Likely	Low	Moderate	High	High	
Somewhat Likely	Low	Low	Moderate	Moderate	
Unlikely	Low	Low	Low	Low	

**RISK** 

**Risk for Primary Failure:** 

**Recommended Mitigation:** 

RESIDUAL RISK

#### Notes:

Moderate

Remove tree

The risk associated with the potential failure of the tree is shown in the colored bars above. The tree is rated as a moderate to low risk, with the consequences being minor to significant at this time. However, the consequences should a development take place would be significant or severe. Given the fact the tree is dying, it should be scheduled for removal.

<sup>\*</sup> Lilly, Sharon and Rachel Liebowitz, Editors. 2011. *Tree Risk Assessment: Best Management Practices.* International Society of Arboriculture. Champaign, Ill. 81 Pages.



#### APPENDIX 2 - PROPOSED GRADING PLAN





Consulting Arborists

#### APPENDIX 2 – QUALIFICATIONS OF THE CONSULTANT

#### **DENICE BRITTON**

#### **EDUCATION AND QUALIFICATIONS**

- 1979 Bachelor of Science, Biology of Natural Resources, with emphasis in Plant Pathology, University of California, Berkeley. *Summa cum Laude*.
- 1981 Master of Science, Wildland Resource Sciences, with emphasis in Urban Forestry, University of California, Berkeley. *Magna cum Laude.*
- 1984 California Community Colleges Instructor Credential for Ornamental Horticulture, Credential No. 15 2 Fro 001 (#304717).
- 1984 Certified as an Arborist, WE-0108A, by the International Society of Arboriculture (ISA).
- 2013 ISA Qualified Tree Risk Assessor #1842
- 1989 Registered Consulting Arborist #296, American Society of Consulting Arborists (ASCA).
- 1995 Graduate, ASCA Arboricultural Consulting Academy.
- 2018 ASCA Tree and Plant Appraisal Qualified and Instructor
- 2006 Certified as an Urban Forester by the California Urban Forests Council (CaUFC)

#### **PROFESSIONAL EXPERIENCE**

July 2016 – present -CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. *Vice President and Consulting Arborist.* Providing consultation to private and public clients in health and structure analysis, management planning for the care of trees, tree appraisal, and risk assessment.

#### July 2013-July 2016 -CONSULTING ARBORIST

Provide consultation to private and public clients in management planning for the care of trees, tree appraisal, risk assessment, and expert witness services regarding tree issues.

#### 2006-2013 -CITY OF CHICO, CA. Urban Forest Manager.

Manage street and park trees for the continuation of Chico's urban forest, including species selection, planting, pruning and removal. Oversee contract(s) for maintenance of public landscapes. Assist in planning review of new development projects. Review plans for tree preservation and landscape designs

#### 1984-2006 -BRITTON TREE SERVICES, INC. ST. HELENA, CA.

**Consulting Arborist.** Evaluate trees on client estates, and for public agencies, to develop maintenance programs. Consultation regarding the care of trees in the landscape, hazard evaluation, mitigating construction damage and improving cultural conditions around trees. 1985-2001: Co-owner and General Manager.

# 1981-84 -UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, Berkeley.

#### **Urban Forestry Specialist.**

Develop an Urban Forestry outreach program to assist municipal foresters and arborists in setting up tree management programs. Provide technical expertise to University and Extension personnel regarding tree problems.





#### **PROFESSIONAL AFFILIATIONS**

1981-present - Member, International Society of Arboriculture

Certification Examination Committee, 1988-92

2002 *Honorary Life Membership* – In recognition of material and substantial contribution to

the progress of arboriculture and having given unselfishly to support arboriculture.

1981-present Western Chapter ISA, President, 1990-1991

Representative to the International Society of Arboriculture, 2015-present

Board of Directors, 1986-90

Chairman, Regional Meetings Committee, 1981-88 Chairman, Certification Committee, 1982-87 Member, Certification Committee, 1987-92

1985 and 2018 Award of Merit. In recognition of outstanding meritorious service in advancing the

principles, ideals and practices of arboriculture.

1983-2013 -Member, California Arborists Association

Secretary-Treasurer, Napa Valley Chapter, 1986-87, 1992-93

1989-present - Member, American Society of Consulting Arborists

President, 1998
President-Elect, 1997
Vice President, 1996
Secretary-Treasurer, 1995

Board of Directors, two-year term, 1992-94 and 2017

1985-2006 -Member, Tree Care Industry, previously National Arborists Association

1986-93 -Trustee, St. Helena Beautification Foundation

1991 -Member, California Urban Forest Advisory Council to the California

Department of Forestry regarding expenditure of funds allocated by the

America The Beautiful program to the US Forest Service.

1981-2013 Member, California Urban Forests Council

Elected to Board of Directors, 2003

Treasurer, 2004-2006

#### **PUBLICATIONS AND LECTURES**

Ms. Britton has authored several publications on the care, appraisal and maintenance of trees. Her work has been published by the University of California Cooperative Extension Service, and in the *Journal of Arboriculture*, *Journal of Urban Ecology* and in the trade magazines *Arbor Age* and *California Oaks*. She wrote and published a quarterly newsletter, *Out on a Limb*, for clients and associates of Britton Tree Services, Inc., from 1991 to 2005.

Denice Britton presents at numerous professional association meetings on the successful care and maintenance of trees. Since 1995, she has taught a course on tree pruning for the University of California Extension at UC Davis, which has recently been presented nationally.



#### Attachment 9 – Sunrise Vista Apartments Class 32 Categorical Exemption Analysis

CEQA Guidelines Section 15332 identifies the Class 32 categorical exemption for projects characterized as in-fill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

#### **Part 1: Qualifications**

The proposed project meets the following thresholds:

# (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The subject parcel has a General Plan land use designation of General Commercial and is zoned LC (Limited Commercial), which allows for the development and operation of a multi-family residential complex with approval of a Design Review Permit. The project conforms to General Plan policies and zoning regulations.

# (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within the city limits, is less than 5 acres in size (1.38 acres) and is surrounded on all sides by urban uses, namely commercial and residential development.

#### (c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is located on a vacant field that is maintained regularly and surrounded by heavily trafficked commercial uses to north, west, and south, as well as a multi-family apartment complex to the east, so there is limited value for habitat and is not known to provide habitat for endangered, rare, or threatened species. As part of the City's standard procedures, the project will be required to conduct pre-construction surveys for nesting birds as required by the General Plan Mitigation, Monitoring, and Reporting Program.

# (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Noise: An Acoustical Analysis (Attachment 7) was prepared for the project. As described in the General Plan, most Citrus Heights neighborhoods experience average daily noise levels between 55 dB and 65 dB, with higher levels near the freeway, major arterials, and Roseville Railyards. These noise levels are not unusual for urban communities. During operation of the project, the apartment complex would generate noise through primarily through deliveries and trash collection, increased vehicle traffic on surrounding streets, HVAC equipment and residents using the pool and common outdoor recreation areas. The acoustical analysis was prepared to determine consistency with General Plan and municipal code requirements. This analysis determined that the proposed project would not substantially exceed existing noise levels in the neighborhood and would be consistent with the normally acceptable noise levels, required by General Plan policies and the Citrus Heights Noise Ordinance.

Construction Equipment would include tractors, loaders, a backhoe and forklifts. No pile driving is proposed. Noise generated during excavation, grading, site preparation, and building erection on the project site would result in potential noise impacts on off-site uses. Existing receptors in the vicinity, such as the adjacent residential uses would be subject to short-term noise generated by construction equipment and activities on the project site. These temporary impacts are not anticipated to create significant effects. All construction equipment must comply with the Citrus Heights Municipal Code related to nose generation and work hours.

<u>Traffic</u>: The project site is accessible by multiple modes of transportation. Vehicle access is available by Sunrise Vista Drive. Pedestrian and bicycle access is proposed to serve the site.

The conditions of approval and Project Description include a variety of improvements to ensure adequate site access and operations of surrounding roadways. This includes public improvements along the Sunrise Vista Drive frontage. Operational restrictions, requirements, monitoring, and performance standards are identified and required to ensure ongoing compliance with City standards.

A Transportation Impact Study (Attachment 6) confirmed the proposed improvements will adhere to all General Plan and Transportation Impact Study guidelines. The project will include implementation of a construction management plan to manage truck routes, construction vehicle circulation and parking, and potential sidewalk closures. With implementation of the construction management plan over the construction period, traffic impacts during construction are not anticipated to have significant effects.

<u>Air Quality</u>: Air quality impacts due to the project would be in the form of vehicle emissions during operation of the project, fugitive dust, odors, and construction equipment emissions during construction of the project, and operational emissions.

Mobile source emissions would result from vehicle trips associated with the twenty-seven additional housing units and vehicle miles traveled by those households. Vehicular traffic associated with the proposed project would emit carbon monoxide (CO) into the air along roadway segments and near intersections. Given the availability of alternative modes of transportation and goods and services in the vicinity of the project site, this increase in emissions would be negligible. Moreover, these potential impacts were already anticipated by and accounted for in the General Plan and General Plan EIR. The implementation of the proposed project would not result in any new sources of Toxic Air Contaminants (TACs), and the project would not be located near any existing major sources of TACs.

During construction, various diesel powered vehicles that would be used would create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the construction area. Construction activities cause combustion emissions from utility engines, heavy-duty construction vehicles, equipment hauling materials to and from construction sites and motor vehicles transporting construction crews. The use of construction equipment results in localized exhaust emissions. As part of the conditions of approval and standard Building Code requirements, the City would require conformance with Sacramento Air Quality Management District requirements for demolition and construction to reduce particulate matter and diesel emissions.

Operational Emissions from the apartment complex are below the threshold established by the Sacramento Air Quality Management District (under 85 dwelling units), so no operational air quality impacts will result.

<u>Water Quality</u>: The quality of surface water and groundwater in the vicinity of the project site is affected by past and current land uses at the site and within the watershed, as well as the composition of

geologic materials in the vicinity. Stormwater would be managed by directing runoff from the roofs, sidewalks, and driveways, into vegetative areas, including Bio-Infiltration Basins. The project will include connection to an existing stormdrain system located within the adjacent Sunrise Mall property to the west of the project site. The project is required to comply with best management practices to reduce stormwater runoff impacts during construction of the project.

(e) The site can be adequately served by all required utilities and public services.

The project is situated in an urban area already served by all necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public services (i.e., fire, police, schools). Moreover, the anticipated development at the site is consistent within with the growth anticipated in the General Plan.

#### Part 2: Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6 or 11. Since the project qualifies as a Class 32 Urban Infill exemption, this criterion is not applicable. The project is located within an urban developed area and is not located within a sensitive environment. However, environmental resources of hazardous or critical concern that are designated in the vicinity of the project site are evaluated under item (e) regarding Hazardous Materials, below.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The effects of the project would generally be beneficial, since the project helps to fulfill the vision of the General Plan to increase housing opportunities within the community. Potential construction impacts would be temporary and confined to the vicinity of the project; moreover, potential impacts would be subject to local, regional, and State regulations to reduce effects during construction. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

(c) Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

No unusual circumstances have been identified for the site.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

No Scenic Highway are located within the City of Citrus Heights.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not known to contain hazardous materials and is not on the Cortese list.

According to the Envirostor (Department of Toxic Substances Control), there are no hazardous materials or sites within 500' of the site.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site has not been listed in, or determined to be eligible for listing in, the National Register of Historic Places or California Register of Historical Resources. Therefore, the project would not cause a substantial adverse change in significance of a historical resource.



# STAFF REPORT

File Number: PLN-22-16

Hearing Date: July 13, 2022

**Application Type:** Zoning Ordinance

Update

Assessor's Parcel Number(s): Citywide

Prepared by: Eric Singer, Assistant Planner

esinger@citrusheights.net

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net

(916) 727-4740

	(916) /2/-4/40						
Project Nam	ne: Zoning Code Upo	date – Density Bo	nus Chapte	er			
Project Add	ross: N/A						
Froject Add	1633. N/A						
Gross Acrea	age: N/A	Net Acreage: N	I/A	Net Density: N/A			
Current Zon	ing: N/A	Proposed Zoni	ing: N/A				
Surrounding	g Zoning:	Surrounding L Designation	and Use	Actual Use:			
On- site:							
North:							
		N.L.	- د اا د د ۱	hla			
South:	Not Applicable						
West:	Citywide						
East:							
East.							
Environmental Status: (X) Exempt Section 15061(b)(3)  () Previous Negative Declaration							
	legative Declaration () Environmental Impact Report						
() Mitigated Negative Declaration () Previous Environmental Impact Report							
Planning Department Recommendations:							
(X)Recommend approval and forward to the City Council for final action ()Approve with conditions ()Denial							
Applicant:	ant: City of Citrus Heights Property Citywide Ordinance Owner:						

## **REQUEST**

The Planning Division requests the Planning Commission review the attached proposed Zoning Code Amendments. The proposed amendments include changes to the Affordable Housing Incentives Chapter of the Zoning Code to remain in compliance with current state law. The Planning Commission's decision will be forwarded to the City Council for final action.

## **SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission make the following motions:

**Motion 1**: Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and

**Motion 2**: Recommend the City Council adopt an Ordinance amending sections of Chapter 106.32 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

## **BACKGROUND**

The City's land use and zoning regulations are contained in Title 106 (Zoning) of the City's Municipal Code (hereinafter referred to as the Zoning Code). The Zoning Code carries out the policies of the General Plan by providing standards and guidelines for the continuing orderly development of the City.

On occasion, refinements to the Zoning Code are necessary to clarify existing standards, implement new ones, reflect changes in law, and address changing business types and their activities. Staff proposes to modify section 106.32 (Affordable Housing Incentives) of the Zoning Code to reflect changes in state law. The approval of these amendments does not approve any development project. Rather, they amend and clarify the certain sections of the Zoning Code for consistency with state law.

#### PROJECT DESCRIPTION

This staff report includes a table of the proposed changes. The table lists the code section number, the topic and a brief discussion of the change. Exhibit A includes a complete list of the zoning amendments in underline/strikeout text format.

Below is a summation of all of the 2022 changes to the California Density Bonus law, which have been incorporated into Zoning Code Chapter 106.32:

- Limits on Impact Fees: AB 571 prohibits local governments from charging affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, against affordable units in density bonus housing developments.
- Longer Affordability Periods: AB 634 allows a local government to adopt an ordinance requiring an affordability period of more than 55 years in density bonus housing projects. However, these local ordinances cannot impose affordability periods of more than 55 years in developments financed with low income housing tax credits.
- Incentives & Concessions; Parking; Qualifying Units: SB 290 makes several changes to density bonus law, including:
  - Provides one incentive or concession for density bonus projects that include at least 20% of the units for lower income students in a student housing development.
  - Eliminates the ability of local governments to disapprove a developer's request for an incentive or concession, or a waiver or modification of development standards, on the grounds that it would have a specific adverse impact on the physical environment.

- Provides parking standards of one-half space per bedroom for housing developments which include at least 40% moderate income units that are located within a half mile of a major transit stop.
- Eliminates the requirement that for-sale units for moderate income households must be in a "common interest development" in order to qualify for a density bonus.
- Clarifies that for purposes of qualifying for a density bonus, the "total units" in a housing development include affordable units that are designated to satisfy local inclusionary housing requirements.
- Clarifies that for purposes of qualifying for a density bonus, affordable units for very low or lower income households can be either rental or for-sale units. (Affordable units for moderate income households still must be for-sale units and may not be rental units)
- Sale of Affordable Units to Nonprofit Corporations: SB 728 allows developers in for-sale density bonus housing developments to sell affordable units to nonprofit housing corporations instead of selling the units directly to a low or moderate income homebuyer. The nonprofit housing corporation must then sell each home to a lower income buyer subject to affordability requirements with a term of at least 45 years, an equity sharing agreement, and a repurchase option in favor of the nonprofit corporation. The nonprofit corporation may be permitted by the local agency to retain the initial subsidy and share of appreciation which is produced from the resale of the affordable unit, so long as the funds are used to promote homeownership for lower income households within the jurisdiction of the local agency.
- Required Submission of Pro Formas: An appellate court ruled in 2021 that local agencies cannot require density bonus applicants to submit pro formas or other documentation required to prove that requested incentives and concessions are necessary to make the housing development financially feasible. The court found that a City of Los Angeles ordinance requiring density bonus applicants to submit information to show incentives and concessions are needed to make the project economically feasible was preempted by state density bonus law because the requirement was based on a former version of the law that has since been revised. However, local agencies can require applicants to show that requested incentives and concessions will result in cost reductions for the project. Schreiber v. City of Los Angeles, 69 Cal. App. 5th (2021).

## **SUMMARY OF ALL CHANGES**

The table below includes all the changes proposed for the Zoning Code Update.

Article 3 – Site Planning and Project Design Standards					
Code Section	Topic	Change			
106.32.020	Eligibility for Bonus, Incentives, or Concessions	Adds one category of eligibility for density bonus if project donates at least one acre of land to city or county for Very Low Income/Low Income units			
		<ul> <li>Eliminates the requirement that for-sale units for moderate income households must be in a "common interest development" in order to qualify for a density bonus</li> </ul>			
106.32.030	Allowed Density Bonuses	Reformatted density bonus charts for legibility and clarity			
106.32.040	Allowed Incentives or Concessions	<ul> <li>Removed section allowing the City to deny a developer's request for an incentive/concession</li> </ul>			

			based on grounds it would have specific adverse impact on physical environment
		>	Provides one incentive or concession for density bonus projects that include at least 20% of the units for lower income students in a student housing development
		>	Reformatted number of incentives chart for legibility and clarity
106.32.050	Parking Requirements in Density Bonus Projects	<i>A</i>	Provides parking standards of one-half space per bedroom for housing developments which include at least 40% moderate income units that are located within a half mile of a major transit stop
		>	Reformatted parking ratio charts for legibility and clarity
106.32.100	Density Bonus Agreement	Α	Adds language that allows developers in for-sale density bonus housing developments to sell affordable units to nonprofit housing corporations instead of selling the units directly to a low or moderate income homebuyer

## **CONCLUSION**

The proposed Zoning Code amendment is consistent with the General Plan and will not be detrimental to the public interest, health, safety, convenience, or welfare of the city. The proposed modifications are intended to update the Zoning Code based on updates to state law; therefore, staff recommends approval of the amendments.

#### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the California Environmental Quality Act (CEQA Guidelines Section 15061(b) (3)) in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and under the general rule that the proposed amendments to the Municipal Code do not have the potential to have a significant effect on the environment.

## RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

**Motion 1:** Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

**Motion 2**: Recommend the City Council adopt an Ordinance amending sections of Chapter 106.32 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

Exhibit A: Redline of Zoning Code Text

## **CHAPTER 106.32 - AFFORDABLE HOUSING INCENTIVES**

#### Sections:

106.32.010 - Purpose
106.32.020 - Eligibility for Bonus, Incentives, or Concessions
106.32.030 - Allowed Density Bonuses
106.32.040 - Allowed Incentives or Concessions
106.32.050 - Parking Requirements in Density Bonus Projects
106.32.060 - Bonus and Incentives for Housing with Child Care Facilities
106.32.070 - Continued Availability
106.32.080 - Location and Type of Designated Units
106.32.090 - Processing of Bonus Requests
106.32.100 - Density Bonus Agreement
106.32.110 - Control of Resale
106.32.120 - Judicial Relief, Waiver of Standards

#### 106.32.010 - Purpose

As required by Government Code Section 65915, this Chapter offers density bonuses, and incentives or concessions for the development of housing that is affordable to the types of households and qualifying residents identified in Section 106.32.020 (Eligibility for Bonus, Incentives, or Concessions). This Chapter is intended to implement the requirements of Government Code Section 65915, et seq., and the Housing Element of the General Plan. If conflicts occur between requirements of this Chapter of the Zoning Code and Government Code Section 65915 through 65918, the requirements of Government Code Section 65915 through 65918 shall apply.

#### 106.32.020 - Eligibility for Bonus, Incentives, or Concessions

In order to be eligible for a density bonus and other incentives or concessions as provided by this Chapter, a proposed housing development shall comply with the following requirements, and satisfy all other applicable provisions of this Zoning Code, except as provided by Section 106.32.040 (Allowed Incentives or Concessions).

- **A. Resident requirements.** A housing development proposed to qualify for a density bonus shall be designed and constructed so that it includes at least any one of the following:
  - 10 percent of the total number of proposed units are for lower income households, as defined in Health and Safety Code Section 50079.5;
  - 2. Five percent of the total number of proposed units are for very low income households, as defined in Health and Safety Code Section 50105;
  - 3. The project is a senior citizen housing development as defined in Civil Code Sections 51.3 and 51.12, or is a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections 798.76 or 799.5; or
  - 4. 10 percent of the total dwelling units in a common interest development as defined in Civil Code Section 1351 are for persons and families of moderate income, as defined in Health and Safety Code Section 50093, provided that all units in the development are offered to the public for purchase.
  - 5. 10 percent of the total units of a housing development are for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541 of the Government Code, or homeless

- persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sect. 11301 et seq.) are for very low income households, as defined in Health and Safety Code Section 50105.
- 6. 20 percent of the total units for low income college students in housing dedicated for full-time students at accredited colleges meeting the requirements of Government Code 65915.
- 7. The project donates at least one acre of land to the city for very low income units, and the land has appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing per Government Code Section 65915.
- **B.** Applicant selection of basis for bonus. For purposes of calculating the amount of the density bonus in compliance with Section 106.32.030 (Allowed Density Bonuses), below, the applicant who requests a density bonus shall elect whether the bonus shall be awarded on the basis of Subsections A.1., 2., 3., 4., 5., or 6., or 7. above.
- **C. Bonus units shall not qualify a project.** A density bonus granted in compliance with Section 106.32.030 (Allowed Density Bonuses), below, including "total units," "total dwelling units," or "total rental beds" shall not be included when determining the number of housing units that is equal to the percentages required by Subsection A.
- **D. Minimum project size to qualify for density bonus.** The density bonus provided by this Chapter shall be available only to a housing development of five or more dwelling units.
- **E. Condominium conversion projects.** A condominium conversion project for which a density bonus is requested shall comply with the eligibility and other requirements in Government Code Section 65915.5.

### 106.32.030 - Allowed Density Bonuses

The amount of a density bonus allowed in a housing development shall be determined by the Council in compliance with this Section. For the purposes of this Chapter, "density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning district and designation of the Land Use Element of the General Plan as of the date of application by the applicant to the City.

- A. Density bonus. A housing project that complies with the eligibility requirements in Subparagraphs 106.32.020.A.1, 2., 3., or 4., shall be entitled to density bonuses as follows, unless a lesser percentage is proposed by the applicant.
  - 1. Bonus for units for lower low, very low, and moderate income households, land donations, senior citizen developments, transitional foster youth housing, disabled veterans housing, homeless persons housing, or student housings. A housing development that is eligible for a bonus in compliance with one of the criteria listed in Section 106.32.020.A.1 (10 percent of units for lower income households) shall be entitled to a density bonus calculated as follows:

Affordable	Very Low	Low	Moderate	Land	Senior****	Foster	College
Unit	Income	Income	Income	Donation		Youth/Disabled	Students
Percentage**	Density	Density	Density	Density		Vets/Homeless	
	Bonus	Bonus	Bonus***	Bonus			
<u>5%</u>	20%	=	<u>=</u>	=	<u>20%</u>	=	=
<u>6%</u>	<u>22.5%*</u>	=	=	11	<u>20%</u>	-	=
<u>7%</u>	<u>25%</u>	=	<u></u>	=	<u>20%</u>	=	=
<u>8%</u>	<u>27.5%</u>	=	=	Ш	<u>20%</u>	Ш	==
<u>9%</u>	<u>30%</u>	<u></u>	=	11	<u>20%</u>	Н	<u></u>
<u>10%</u>	<u>32.5%</u>	<u>20%</u>	<u>5%</u>	<u>15%</u>	<u>20%</u>	<u>20%</u>	<u></u>
<u>11%</u>	<u>35%</u>	<u>21.5%</u>	<u>6%</u>	<u>16%</u>	<u>20%</u>	<u>20%</u>	==
<u>12%</u>	<u>38.75%</u>	<u>23%</u>	<u>7%</u>	<u>17%</u>	<u>20%</u>	<u>20%</u>	==
<u>13%</u>	<u>42.5%</u>	<u>24.5%</u>	<u>8%</u>	<u>18%</u>	<u>20%</u>	<u>20%</u>	==
<u>14%</u>	<u>46.25%</u>	<u>26%</u>	<u>9%</u>	<u>19%</u>	<u>20%</u>	<u>20%</u>	<u></u>
<u>15%</u>	<u>50%</u>	<u>27.5%</u>	<u>10%</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>	<u></u>
<u>16%</u>	<u>50%</u>	<u>29%</u>	<u>11%</u>	<u>21%</u>	<u>20%</u>	<u>20%</u>	<u>=</u>
<u>17%</u>	<u>50%</u>	<u>30.5%</u>	<u>12%</u>	<u>22%</u>	<u>20%</u>	<u>20%</u>	<u>==</u>
<u>18%</u>	<u>50%</u>	<u>32%</u>	<u>13%</u>	<u>23%</u>	<u>20%</u>	<u>20%</u>	<u>==</u>
<u>19%</u>	<u>50%</u>	<u>33.5%</u>	<u>14%</u>	<u>24%</u>	<u>20%</u>	<u>20%</u>	<u>==</u>
<u>20%</u>	<u>50%</u>	<u>35%</u>	<u>15%</u>	<u>25%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>21%</u>	<u>50%</u>	<u>38.75%</u>	<u>16%</u>	<u>26%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>22%</u>	<u>50%</u>	<u>42.5%</u>	<u>17%</u>	<u>27%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>23%</u>	<u>50%</u>	<u>46.25%</u>	<u>18%</u>	<u>28%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>24%</u>	<u>50%</u>	<u>50%</u>	<u>19%</u>	<u>29%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>25%</u>	<u>50%</u>	<u>50%</u>	<u>20%</u>	<u>30%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>26%</u>	<u>50%</u>	<u>50%</u>	<u>21%</u>	<u>31%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>27%</u>	<u>50%</u>	<u>50%</u>	<u>22%</u>	<u>32%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>28%</u>	<u>50%</u>	<u>50%</u>	<u>23%</u>	<u>33%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>29%</u>	<u>50%</u>	<u>50%</u>	<u>24%</u>	<u>34%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>30%</u>	<u>50%</u>	<u>50%</u>	<u>25%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>31%</u>	<u>50%</u>	<u>50%</u>	<u>26%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>32%</u>	<u>50%</u>	<u>50%</u>	<u>27%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>33%</u>	<u>50%</u>	<u>50%</u>	<u>28%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>34%</u>	<u>50%</u>	<u>50%</u>	<u>29%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>35%</u>	<u>50%</u>	<u>50%</u>	<u>30%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>36%</u>	<u>50%</u>	<u>50%</u>	<u>31%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>37%</u>	<u>50%</u>	<u>50%</u>	<u>32%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>38%</u>	<u>50%</u>	<u>50%</u>	<u>33%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>39%</u>	<u>50%</u>	<u>50%</u>	<u>34%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>40%</u>	<u>50%</u>	<u>50%</u>	<u>35%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>41%</u>	<u>50%</u>	<u>50%</u>	<u>38.75%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>42%</u>	<u>50%</u>	<u>50%</u>	<u>42.5%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>43%</u>	<u>50%</u>	<u>50%</u>	<u>46.25%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
<u>44%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>
100%****	<u>80%</u>	<u>80%</u>	<u>80%</u>	<u>35%</u>	<u>20%</u>	<u>20%</u>	<u>35%</u>

<sup>\*</sup>All density bonus calculations resulting in fractions are rounded up to the next whole number

<sup>\*\*</sup>Affordable unit percentage is calculated excluding units added by a density bonus

\*\*\*Moderate income density bonus applies to for sale units, not to rental units

\*\*\*No affordable units are required for senior units

<sup>\*\*\*\*\*\*</sup>Applies when 100% of the total units (other than manager's units) are restricted to very low, lower, and moderate income (maximum 20% moderate)

Percentage of Low-Income Units Proposed	Percentage of Density Bonus
<del>10</del>	<del>20</del>
11	<del>21.5</del>
<del>12</del>	<del>23</del>
13	<del>24.5</del>
14	<del>26</del>
<del>15</del>	<del>27.5</del>
47	30.5
18	<del>32</del>
<del>19</del>	33.5
<del>20</del>	<del>35</del>

2. Benus for units for very low income households. A housing development that is eligible for a bonus in compliance with the criteria in Section 106.32.020.A.2 (five percent of units for very low income households) shall be entitled to a density bonus calculated as follows.

Percentage of Very Low-Income Units Proposed	Percentage of Density Bonus
5	<del>20</del>
6	<del>22.5</del>
7	<del>25</del>
8	<del>27.5</del>
9	<del>30</del>
<del>10</del>	<del>32.5</del>
11	<del>35</del>

- 3. Bonus for senior citizen development. A housing development that is eligible for a bonus in compliance with the criteria in Section 106.32.020.A.3 (senior citizen development or mobile home park) shall be entitled to a density bonus of 20 percent.
- 4. Bonus for transitional foster youth, disabled veterans or homeless persons. A housing development that is eligible for a bonus in compliance with the criteria in Section 106.32.020.A.5 shall be entitled to a density bonus of 20 percent.
- **5. Bonus for student housing.** A housing development that is eligible for a bonus in compliance with the criteria in Section 106.32.020.A.6 shall be entitled to a density bonus of 35 percent.

6. Bonus for moderate income units in common interest development. A housing development that is eligible for a bonus in compliance with the criteria in Section 106.32.020.A.4 (10 percent of units in a common interest development for persons and families of moderate income) shall be entitled to a density bonus calculated as follows.

Percentage of Moderate-Income Units Proposed	Percentage of Density Bonus
<del>10</del>	5
11	6
<del>12</del>	7
<del>13</del>	8
14	ð
<del>15</del>	<del>10</del>
<del>16</del>	11
17	<del>12</del>
18	<del>13</del>
<del>19</del>	14
Percentage of Moderate-Income Units Proposed	Percentage of Density Bonus
<del>20</del>	<del>15</del>
21	<del>16</del>
<del>22</del>	<del>17</del>
<del>23</del>	<del>18</del>
<del>2</del> 4	<del>19</del>
<del>25</del>	<del>20</del>
<del>26</del>	<del>21</del>
<del>27</del>	<del>22</del>
<del>28</del>	<del>23</del>
<del>29</del>	<del>2</del> 4
<del>30</del>	<del>25</del>
<del>31</del>	<del>26</del>
<del>32</del>	<del>27</del>
33	<del>28</del>
34	<del>29</del>
<del>35</del>	<del>30</del>
<del>36</del>	<del>31</del>
37	<del>32</del>
38	33
<del>39</del>	<del>3</del> 4

	4 <del>0</del>	<del>35</del>
ı	<del>40</del>	<del>))</del>

- 7. Density bonus for land donation. When an applicant for a tentative map, parcel map, or other residential development approval donates land to the City in compliance with this Subsection, the applicant shall be entitled to a density bonus for the entire development, as follows; provided that nothing in this Subsection shall be construed to affect the authority of the City to require a developer to donate land as a condition of development.
  - a. Basic bonus. The applicant shall be entitled to a 15 percent increase above the otherwise maximum allowable residential density under the applicable General Plan Land Use Element designation and zoning for the entire development, and an additional increase as follows:

Percentage of Very Low-Income Units Proposed	Percentage of Density Bonus
<del>10</del>	<del>15</del>
11	<del>16</del>
<del>12</del>	<del>17</del>
<del>13</del>	<del>18</del>
Percentage of Very Low-Income Units Proposed	Percentage of Density Bonus
14	<del>19</del>
<del>15</del>	<del>20</del>
<del>16</del>	<del>21</del>
<del>17</del>	22
18	<del>23</del>
19	24
<del>20</del>	<del>25</del>
21	<del>26</del>
<del>22</del>	27
23	<del>28</del>
<del>2</del> 4	<del>29</del>
<del>25</del>	<del>30</del>
<del>26</del>	31
27	<del>32</del>
28	33
<del>29</del>	34
<del>30</del>	<del>35</del>

- ba. Increased bonus. The increase in the table above shall be in addition to any increase in density required by Subsections A.1 through A.5, up to a maximum combined mandated density increase of 35 percent if an applicant seeks both the increase required in compliance with this Subsection A.5a land donation, as well as the bonuses provided by Subsections A.1 through A.4any other qualifying category as described in Subsection A.1.
- eb. Eligibility for increased bonus. An applicant shall be eligible for the increased density bonus provided by this Subsection if all of the following conditions are met.
  - (1) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
  - (2) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
  - (3) The transferred land is at least one acre, or of sufficient size to permit development of at least 40 units, has the appropriate General Plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible.
  - (4) No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than Building Permits, necessary for the development of the very low income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section 65583.2(I) if the design is not reviewed by the City before the time of transfer.
  - (5) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 106.32.070 (Continued Availability), below, which shall be recorded on the property at the time of dedication.
  - (6) The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.
  - (7) The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.
  - (8) The proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.
- **B. Greater or lesser bonuses.** The City may choose to grant a density bonus greater than provided by this Section for a development that meets the requirements of this Section, or grant a proportionately lower density bonus than required by this Section for a development that does not comply with the requirements of this Section.
- **C. Density bonus calculations.** The calculation of a density bonus in compliance with this Section that results in fractional units shall be rounded up to the next whole number, as required by State law. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels.
- **D.** Requirements for amendments or discretionary approval. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

**E. Location of bonus units.** The developer may locate density bonus units in the housing project in other than the areas where the units for the lower income households are located.

#### 106.32.040 - Allowed Incentives or Concessions

- **A.** Applicant request and City approval. An applicant for a density bonus in compliance with this Chapter may submit to the City a proposal for the specific incentives or concessions listed in Subsection C. (Type of incentives), below, that the applicant requests in compliance with this Section, and may request a meeting with the Director. The applicant may file their request either prior to an application for City approval of the proposed project, or concurrently with the application for project approval. The Council shall grant an incentive or concession request that complies with this Section unless the Council makes either of the following findings in writing, based upon substantial evidence:
  - The incentive or concession is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Section 106.32.070.B. (Unit cost requirements); or
  - The incentive or concession would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.
  - 3. The concession or incentive would be contrary to state or federal law.
- B. Number of incentives. The applicant shall receive the following number of incentives or concessions.

No. of Very Low Income %		Low Income %	Moderate Income %
Incentives/Concessions			
<u>1</u>	<u>5%</u>	<u>10%*</u>	<u>10%</u>
<u>2</u>	<u>10%</u>	<u>17%</u>	<u>20%</u>
<u>3</u>	<u>15%</u>	<u>24%</u>	<u>30%</u>
4	100% Low/Very Low/Mod	100% Low/Very Low/Mod	100% Low/Very Low/Mod
	(20% Moderate Allowed)	(20% Moderate Allowed)	(20% Moderate Allowed)

\*One incentive or concession is also required for projects that include at least 20 percent of the total units for lower income students in a student housing development.

- 1. One incentive or concession. One incentive or concession for a project that includes at least 10 percent of the total units for lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- 2. Two incentives or concessions. Two incentives or concessions for a project that includes at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- 3. Three incentives or concessions. Three incentives or concessions for a project that includes at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.
- **C. Type of incentives.** For the purposes of this Chapter, concession or incentive means any of the following:
  - 1. A reduction in the site development standards of this Zoning Code (e.g., site coverage limitations, setbacks, reduced parcel sizes, and/or parking requirements (see also Section 106.32.050 [Parking Requirements in Density Bonus

Projects]), or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code Section 18901 et seq., that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions;

- 2. Approval of mixed-use zoning not otherwise allowed by this Zoning Code in conjunction with the housing development, if nonresidential land uses will reduce the cost of the housing development, and the nonresidential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located;
- 3. Other regulatory incentives proposed by the applicant or the City that will result in identifiable, financially sufficient, and actual cost reductions; and/or
- 4. In its sole and absolute discretion, a direct financial contribution granted by the Council, including writing-down land costs, subsidizing the cost of construction, or participating in the cost of infrastructure.
- **D. Effect of incentive or concession.** The granting of a concession or incentive shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

## 106.32.050 - Parking Requirements in Density Bonus Projects

**A. Applicability.** This Section applies to a development that meets the requirements of Section 106.32.020 (Eligibility for Bonus, Incentives, or Concessions), above, but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this Section in compliance with Section 106.32.040 (Allowed Incentives or Concessions), above.

#### B. Number of parking spaces required.

1. At the request of the applicant, the City shall apply the following vehicular parking ratios for a project that complies with the requirements of Section 106.32.020 (Eligibility for Bonus, Incentives, or Concessions), above, inclusive of handicapped and guest parking, pursuant to Government Code Section 65915(p)(1):

<u>Studio</u>	1 space
1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	1.5 spaces
4+ Bedrooms	2.5 spaces

- a. Zero to one bedrooms: One on-site parking space.
- to three bedrooms: Two on-site parking spaces.
- Four and more bedrooms: Two and one-half on-site parking spaces.
- da. Lower parking ratios apply to specified projects as follows:

Rental/for sale projects with at least 11% very low income or 20% low income units,	0.5 spaces per unit
within ½ mile of accessible major transit stop	
Rental projects 100% affordable to low income, within ½ mile of accessible major	0 spaces per unit
transit stop	
Rental senior projects 100% affordable to low income, either with paratransit service or	0 spaces per unit
within ½ mile of accessible bus route (operating at least 8 times per day)	

Rental special needs project 100% affordable to low income households, either with	0 spaces per unit
paratransit service or within ½ mile of accessible bus route (operating at least 8 times	
per day)	
Rental supportive housing developments 100% affordable to low income households	0 spaces per unit
For sale projects with at least 40% moderate income units, within ½ mile of accessible	0.5 spaces per bedroom
major transit stop	

- (1) 0.5 spaces per bedroom, inclusive of handicapped and guest parking, for projects with at least 11 percent very low income or 20 percent lower income units and are within one-half mile of an accessible major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and have unobstructed access to the major transit stop from the development.
- (2) A rental project that is 100 percent affordable to lower income, as provided in Section 50052.5 of the Health and Safety Code, the following ratios apply:
  - (a) 0.5 spaces per unit, inclusive of handicapped and guest parking, if the project is within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and there is unobstructed access to the major transit stop from the development.
  - (b) 0.5 spaces per unit, inclusive of handicapped and guest parking, if the project is for-rent housing development for individual who are 62 years of age or older that complies with Sections 561.2 and 51.3 of the Civil Code. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
  - (c) 0.3 spaces per unit, if the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
- 2. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- **C. Location of parking.** For purposes of this Section, a development may provide on-site parking through tandem or uncovered parking, but not through on-street parking.

#### 106.32.060 - Bonus and Incentives for Housing with Child Care Facilities

A housing development that complies with the resident and project size requirements of Subsections 106.32.020.A., and B., above, and also includes as part of that development a child care facility other than a large or small family day care home, that will be located on the site of, as part of, or adjacent to the development, shall be subject to the following additional bonus, incentives, and requirements.

- **A. Additional bonus and incentives.** The City shall grant a housing development that includes a child care facility in compliance with this Section either of the following:
  - 1. An additional density bonus that is an amount of floor area in square feet of residential space that is equal to or greater than the floor area of the child care facility; or
  - An additional incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

- B. Requirements to qualify for additional bonus and incentives.
  - 1. The City shall require, as a condition of approving the housing development, that:
    - The child care facility shall remain in operation for a period of time that is as long as or longer than the period
      of time during which the density bonus units are required to remain affordable in compliance with Section
      106.32.070 (Continued Availability), below; and
    - b. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income in compliance with Subsection 106.32.020 A (Resident requirements), above.
  - 2. The City shall not be required to provide a density bonus for a child care facility in compliance with this Section if it finds, based upon substantial evidence, that the community has adequate child care facilities.

## 106.32.070 - Continued Availability

The units that qualified the housing development for a density bonus and other incentives and concessions shall be continue to be available as affordable units in compliance with the following requirements, as required by Government Code Section 65915(c)). See also Section 106.32.110 (Control of Resale).

- **A. Duration of affordability.** The applicant shall agree to, and the City shall ensure the continued availability of the units that qualified the housing development for a density bonus and other incentives and concessions, as follows.
  - 1. **Low-, and very low-income units.** The continued affordability of all low- and very low income qualifying units shall be maintained for 55 years, or a longer time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
  - 2. Moderate income units in common interest development. The continued availability of moderate income units in a common interest development shall be maintained for a minimum of 10 years.
- **B.** Unit cost requirements. The rents and owner-occupied costs charged for the housing units in the development that qualify the project for a density bonus and other incentives and concessions, shall not exceed the following amounts during the period of continued availability required by this Section:
  - Lower income units. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Health and Safety Code Section 50053; and
  - Owner-occupied units. Owner-occupied units shall be available at an affordable housing cost as defined in Health and Safety Code Section 50052.5.
- C. Occupancy and resale of moderate income common interest development units. An applicant shall agree to, and the City shall ensure that the initial occupant of moderate income units that are directly related to the receipt of the density bonus in a common interest development as defined in Civil Code Section 1351, are persons and families of moderate income, as defined in Health and Safety Code Section 50093, and that the units are offered at an affordable housing cost, as defined in Health and Safety Code Section 50052.5. The City shall enforce an equity sharing agreement unless it is in conflict with the requirements of another public funding source or law. The following requirements apply to the equity sharing agreement.
  - 1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation.

- 2. The City shall recapture any additional subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in Health and Safety Code Section 33334.2(e) that promote home ownership. For the purposes of this Section:
  - a. The City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale, minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value; and
  - b. The City's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

## 106.32.080 - Location and Type of Designated Units

- A. Location/dispersal of units. As required by the Council in compliance with Section 106.32.090 (Processing of Bonus Requests), below, designated units shall be reasonably dispersed throughout the project where feasible, shall contain on average the same number of bedrooms as the non-designated units in the project, and shall be compatible with the design or use of remaining units in terms of appearance, materials, and finished quality.
- **B. Phasing.** If a project is to be phased, the density bonus units shall be phased in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City.

## 106.32.090 - Processing of Bonus Requests

- A. Permit requirement. A request for a density bonus and other incentives and concessions shall be submitted concurrently with the filing of the planning application for the first discretionary permit required for the housing or commercial development. The density bonus request shall be submitted in writing and shall be processed concurrently with the planning application. The applicant shall be informed whether the application is complete—consistent with Government Code Section 65943.
- **B. Application Contents.** An application to request a density bonus shall be filed with the Department on a City application form together with all information required by the City's list of required application contents.
- C. Application Review Process. The review process for a density bonus project shall be the same as that required for associated discretionary permits. Discretionary actions on density bonus project shall be subject to the same appeal process applied to associated discretionary permits. The application and approval of a density bonus and any associated incentives or concessions shall not require a separate permit or approval process from that otherwise required for the same project without a density bonus request.
- D. Findings for approval. In addition to the findings required by any discretionary permits, the approval of a density bonus and other incentives and concessions shall require that the review authority first make all of the following additional findings:
  - The residential development will be consistent with the General Plan, except as provided by this Chapter for density bonuses, and other incentives and concessions;
  - 2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities;
  - 3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Chapter; and
  - 4. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.

### 106.32.100 - Density Bonus Agreement

**A. Agreement required.** An applicant requesting a density bonus shall agree to enter into a density bonus agreement (referred to as the "agreement") with the City in the City's standard form of agreement.

#### B. Agreement provisions.

- 1. Project information. The agreement shall include at least the following information about the project:
  - The total number of units approved for the housing development, including the number of designated dwelling units;
  - A description of the household income group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with HUD Guidelines;
  - c. The marketing plan for the affordable units;
  - d. The location, unit sizes (square feet), and number of bedrooms of the designated dwelling units;
  - e. Tenure of the use restrictions for designated dwelling units of the time periods required by Section 106.32.070 (Continued Availability);
  - f. A schedule for completion and occupancy of the designated dwelling units;
  - g. A description of the additional incentives being provided by the City;
  - h. A description of the remedies for breach of the agreement by the owners, developers, and/or successors-ininterest of the project; and
  - i. Other provisions to ensure successful implementation and compliance with this Chapter.
- 2. **Minimum requirements.** The agreement shall provide, at minimum, that:
  - a. The developer shall give the City the continuing right-of-first-refusal to lease or purchase any or all of the designated dwelling units at the appraised value;
  - The deeds to the designated dwelling units shall contain a covenant stating that the developer or successorsin-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interests for designated units without the written approval of the City;
  - When providing the written approval, the City shall confirm that the price (rent or sale) of the designated dwelling unit is consistent with the limits established for low and very low income households, as published by HUD;
  - d. The City shall have the authority to enter into other agreements with the developer, or purchasers of the designated dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households:
  - e. Applicable deed restrictions, in a form satisfactory to the City Attorney, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in foreclosure, specific performance, or withdrawal of the Certificate of Occupancy;

- f. In any action taken to enforce compliance with the deed restrictions, the City Attorney shall, if compliance is ordered by a court of competent jurisdiction, take all action that may be allowed by law to recover all of the City's costs of action including legal services; and
- g. Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.
- **3. For-sale housing conditions.** In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of designated dwelling units during the applicable restriction period:
  - a. Designated dwelling units shall be owner-occupied by eligible households, or by qualified residents in the case of senior housing; and
  - b. The initial purchaser of each designated dwelling unit shall execute an instrument or agreement approved by the City which:
    - (1) Restricts the sale of the unit in compliance with this Chapter during the applicable use restriction period;
    - (2) Contains provisions as the City may require to ensure continued compliance with this Chapter and State law; and
    - (3) Shall be recorded against the parcel containing the designated dwelling unit.
  - c. The housing units are purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and that complies with all requirements as described in Government Code Section 65915.
- **4. Rental housing conditions.** In the case of a rental housing development, the agreement shall provide for the following conditions governing the use of designated dwelling units during the use restriction period:
  - a. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining the designated dwelling units for qualified tenants;
  - b. Provisions requiring owners to annually verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;
  - c. Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income of each person occupying the designated dwelling units, and which identifies the bedroom size and monthly rent or cost of each unit; and
  - d. The applicable use restriction period shall comply with the time limits for continued availability in Section 106.32.070 (Continued Availability), above.

#### C. Execution of agreement.

1. Following Council approval of the agreement, and execution of the agreement by all parties, the City shall record the completed agreement on the parcels designated for the construction of designated dwelling units, at the County Recorder's Office.

- 2. The approval and recordation shall take place at the same time as the final map or, where a map is not being processed, before issuance of Building Permits for the designated dwelling units.
- 3. The agreement shall be binding on all future owners, developers, and/or successors-in-interest.

#### 106.32.110 - Control of Resale

In order to maintain the availability of for-sale affordable housing units constructed in compliance with this Chapter, the following resale conditions shall apply.

- A. Limits on resale price. The price received by the seller of an affordable unit shall be limited to the purchase price plus an increase based on the Sacramento metropolitan area consumer price index, an amount consistent with the increase in the median income since the date of purchase, or the fair market value, whichever is less. Before offering an affordable housing unit for sale, the seller shall provide written notice to the City of their intent to sell. The notice shall be provided by certified mail to the Director.
- B. Units to be offered to the City. Home ownership affordable units constructed, offered for sale, or sold under the requirements of this Section shall be offered to the City or its assignee for a period of at least 90 days from the date of the notice of intent to sell is delivered to the City by the first purchaser or subsequent purchasers. Home ownership affordable units shall be sold and resold from the date of the original sale only to households as determined to be eligible for affordable units by the City in compliance with this Section. The seller shall not levy or charge any additional fees nor shall any "finders fee" or other monetary consideration be allowed other than customary real estate commissions and closing costs.
- C. Declaration of restrictions. The owners of any affordable unit shall attach and legally reference in the grant deed conveying title of the affordable ownership unit a declaration of restrictions provided by the City, stating the restrictions imposed in compliance with this Section. The grant deed shall afford the grantor and the City the right to enforce the declaration of restrictions. The declaration of restrictions shall include all applicable resale controls, occupancy restrictions, and prohibitions required by this Section.
- **D. City to monitor resale of units.** The City shall monitor the resale of ownership affordable units. The City or its designee shall have a 90-day option to commence purchase of ownership affordable units after the owner gives notification of intent to sell. Any abuse in the resale provisions shall be referred to the City for appropriate action.

#### 106.32.120 - Judicial Relief, Waiver of Standards

- **A. Judicial relief.** As provided by Government Code Section 65915(d)(3), the applicant may initiate judicial proceedings if the City refuses to grant a requested density bonus, incentive, or concession.
- B. Waiver of standards preventing the use of bonuses, incentives, or concessions.
  - 1. As required by Government Code Section 65915(e), the City will not apply a development standard that will have the effect of precluding the construction of a development meeting the criteria of Subsection 106.32.020 A (Resident requirements), above, at the densities or with the concessions or incentives allowed by this Chapter.
  - 2. An applicant may submit to the City a proposal for the waiver or reduction of development and zoning standards that would otherwise inhibit the utilization of a density bonus on a specific site, including minimum parcel size, side setbacks, and placement of public works improvements.
  - The applicant shall show that the waiver or modification is necessary to make the housing units economically feasible.

Affordable Housing Incentives

106.32.120

- **C. City exemption.** Notwithstanding the provisions of Subsections A. and B., above, nothing in this Section shall be interpreted to require the City to:
  - 1. Grant a density bonus, incentive, or concession, or waive or reduce development standards, if the bonus, incentive, concession, waiver, or reduction, would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2), upon health, or safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or
  - 2. Grant a density bonus, incentive or concession, or waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources.



## STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

**Hearing Date:** July 13, 2022

File Number: PLN-22-15

**Application Type:** N/A

**Assessor's Parcel Number: 257-0072-033** 

Prepared by: Alison Bermudez, Senior Planner

abermudez@citrusheights.net

Project Name: Determination of General Plan Consistency - Cross Drive

Project Addresses: 7346 Cross Dr

Gross Acreage: .23 acres +/- Net Acreage: N/A Net Density: N/A

Current Zoning: RD3 General Plan Designation: VLDR

	<b>3</b>	<b>3</b>	
	Zoning	Land Use Designation:	Actual Use
On-site:	RD3	Very Low Density Residential	Vacant
North:	RD2/RD3	Very Low Density Residential	Vacant/Fire Station
South:	RD3	Very Low Density Residential	Single-Family
West:	RD3	Very Low Density Residential	Single-Family
East:	RD3	Very Low Density Residential	Single-Family

## **Environmental Status:**

(X)Exempt Section 15061(b)(3) ()Previous Negative Declaration

()Negative Declaration ()Environmental Impact Report

()Mitigated Negative Declaration ()Previous Environmental Impact Report

## Planning Department Recommendations:

(X)Approve ( )Deny

Applicant:Sacramento County General<br/>Services, Real Estate DivisionPropertySacramento Regional CountyOwner:Sanitation District (SRCSD)

#### **REQUEST**

This is a request to find that the disposition of a vacant property located on the southeast corner of Oak Avenue and Cross Drive is consistent with the City's General Plan.





#### **SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 2022-\_\_\_, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of 7346 Cross Drive.

#### **BACKGROUND**

In November 2006, Sacramento Regional County Sanitation District (Regional San) purchased the subject property for use as a storage and construction staging area during the construction of the Upper Northwest Interceptor Section 9 and Northeast Area Relief 1 & 2 project. When the property was purchased, it was intended to be sold once the project was completed and the staging yard was no longer needed. SRCSD completed the project in 2010 and is initiating the process to sell the property.

#### Request

Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any government owned land. Even though the property is not owned by the city, Regional San is a Sacramento county sanitation district, a governmental agency and is therefore subject to GC 65402.

The vacant parcel is zoned single-family residential (RD3) and due to the size of the parcel, one single-family home may be built. Development of the parcel may also qualify as a potential two-unit development under SB9. Any future development will be required to follow and be consistent with the City's development review process.

Staff recommends the Planning Commission find SRSCD's intent to sell the property is consistent with the General Plan, in particular the following policies:

- **Goal 6:** Preserve and enhance the character, distinct identity, and livability of the City's rural neighborhoods.
- Policy 25.4: Support a variety of housing opportunities on vacant or under-utilized lands.

The Resolution provided as Attachment 1 includes findings to support the disposition of the property consistent with GC 65402.

#### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

#### RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

 Adopt Resolution No. 2022-\_\_\_, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting Its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of 7346 Cross Drive by Sacramento Regional County Sanitation District.

#### Attachments:

- 1. Resolution 2022-
- 2. Vicinity Map
- 3. General Plan Land Use Map

#### **RESOLUTION NO. 2022-06**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A REPORT AND CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE DISPOSITION OF 7346 CROSS DRIVE BY SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

- **WHEREAS**, Government Code section 65402 requires that the Planning Commission make a determination of conformity with the city's General Plan prior to the disposition of any real property owned by governmental agency; and
- **WHEREAS**, the Planning Commission must report as to the proposed disposition's conformity with the City of Citrus Heights' General Plan within forty (40) days from the submittal of the matter to the Planning Commission, unless a longer period of time has been adopted by the City Council; and
- **WHEREAS**, the Planning Commission's report on the disposition's conformity with the General Plan is not a determination of whether a specific project should proceed; and
- **WHEREAS**, the Sacramento Regional County Sanitation District (Regional San) owns a vacant parcel at 7346 Cross Drive, Sacramento County Assessor Parcel No. 257-0072-033-0000 (the "Property"); and
- **WHEREAS**, in 2006, Regional San purchased the property for a staging and storage yard for a major infrastructure improvement project;
- **WHEREAS**, in 2010, the infrastructure project was complete and use of the property by Regional San is no longer needed and Regional San intends to sell the property as surplus property;
- **WHEREAS**, on July 13, 2022, the Planning Commission conducted a duly noticed meeting to determine whether the disposition of the property conformed to the City's General Plan; and
- **WHEREAS**, the Planning Commission has carefully considered all pertinent testimony, the staff report, the City's General Plan and all additional information presented to the Planning Commission.

#### NOW THEREFORE BE IT RESOLVED AND ORDERED AS FOLLOWS:

- **Section 1**. Recitals. The above Recitals are true and correct, and hereby incorporated by reference.
- <u>Section 2</u>. <u>Findings and Determinations</u>. The Sacramento Regional County Sanitation District is proposing to dispose of a vacant property located at 7346 Cross Drive, Citrus Heights, California, and designated as Sacramento County Assessor Parcel No. 257-0072-033-0000. Based upon substantial evidence presented to this Planning Commission during its meeting on July 13, 2022, including written and oral evidence presented at or before the hearing, the Planning Commission hereby specifically finds that the proposed disposition of the Property is consistent with the city's General Plan.

**Section 3**. General Plan Findings. The disposition of the Property is consistent with the following General Plan Policies:

- Goal 6: Preserve and enhance the character, distinct identity, and livability of the City's rural neighborhoods.
- Policy 25.4: Support a variety of housing opportunities on vacant or under-utilized lands.

The disposition of the Property is consistent with these General Plan goals due to the property is zoned residential and future development for housing is consistent with the General Plan and its policies.

<u>Section 4</u>. <u>Conformity Determination</u>. Based upon the substantial evidence presented to the Planning Commission during its meeting on July 13, 2022, and upon the specific findings set forth in Sections 1, 2, and 3 above, the Planning Commission hereby concludes that the disposition of the Properties conforms to the City of Citrus Heights General Plan.

The Secretary to the Planning Commission shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** by the Planning Commission of the City of Citrus Heights, California, this 13<sup>th</sup> day of July 2022 by the following vote:

AYES: NOES: ABSTAIN: ABSENT:	
Approved:	Attested:
Marcelle Flowers, Chairperson	Stacy Hildebrand, Planning Commission Secretar