CITRUS HEIGHTS
CALIFORNIA
Solid roots. New growth.

Thomas Scheeler, *Commissioner*
Vacant, *Commissioner*
Vacant, *Commissioner*
Alan Utzig, *Commissioner*
Andrew Van Duker, *Commissioner*
Scott Kaufman, *Vice Chair*
Marcelle Flowers, *Chair*

AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Tuesday, October 27, 2026, 6:00 p.m.

HOW TO PARTICIPATE:

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 time allowed 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 planning@citrusheights.net. Written comments received will be distributed to the Planning Commission.

PLANNING COMMISSION MEETING
6:00 PM

October 27, 2026, Planning Commission Meeting Agenda Packet pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**

2. **ROLL CALL** Utzig, Scheeler, Van Duker, Vice Chair Kaufman, Chair Flowers

3. **CONSENT CALENDAR**
   Approval of minutes for July 14, 2026

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. **6421 Greenback Lane:** The proposed project involves the demolition of the existing Fire Station 23, located at 6421 Greenback Lane, and the construction of a new, expanded facility on the 0.99-acre site. Originally built in 1965, the current station is undersized and no longer meets modern operational or staffing demands. The replacement project features a two-story, approximately 18,920-square-foot fire station designed for 24/7 operation. **Project Planner: Senior Planner Steffane Lui**

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**

7. **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.

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 in the public hearing (s) described in this notice, or in written correspondence delivered to the city Planning Commission at, or prior to, this public hearing.”

City of Citrus Heights
Planning Commission
Meeting Minutes
July 14, 2026
Draft

MEETING CALLED TO ORDER

Chair Flowers called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Van Duker led the flag salute.

2. **ROLL CALL** Commission Present: Scheeler, Utzig, Van Duker
Vice Chair Kaufman, Chair Flowers

ABSENT: (1) Alrawi
STAFF PRESENT: Bermudez, Hildebrand, Kehrer, Kempenaar, Lui, Villa

3.**CONSENT CALENDAR**
Approval of minutes for April 28, 2026

MOTION 1: Approval of minutes for April 28, 2026

M/S: Scheeler/Utzig
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1)Alrawi

4. **PUBLIC COMMENT**
No public comment.

PUBLIC HEARING

a. **8040 Greenback Lane:** The applicant requested approval of a Use Permit to establish a banquet hall within an existing commercial tenant space located at 8040 Greenback Lane, Suites H and I. The proposed banquet hall, operating as "El Saloncito," would occupy approximately 3,200+ square feet within an existing multi-tenant commercial building. **Project Planner: Senior Planner Alison Bermudez**

Senior Planner Alison Bermudez made a presentation to the Commission; Commission had the following questions:

- Outdoor compliance
- Building layout

Chair Flowers opened public hearing.

Chair Flowers closed public hearing.

MOTION 1: Adopt Resolution 26-02 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and

M/S: Scheeler/Vice Chair Kaufman
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES: (0)
ABSENT: (1) Alrawi
RECUSE: (0)

MOTION 2: Approve a Use Permit to allow approximately 3,000+ square feet of existing tenant space located at 8040 Greenback Lane, to be converted into a public/private meeting facility, subject to the findings contained in this staff report and the attached conditions of approval.

M/S: Scheeler/Vice Chair Kaufman
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES(0)
Abstain: (0)
ABSENT: (1) Alrawi

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**
a. Proclamation recognizing Alison Bermudez for years of service

7. **ADJOURNMENT**

Meeting adjourned at 6:20 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary

STAFF REPORT

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

Hearing Date: October 27, 2026

File Number: PLN-26-11

Application Type: Design Review

Assessor's Parcel Number: 229-0030-016-0000

Prepared by: Steffane Lui, Senior Planner

Project Name: Sacramento Metropolitan Fire District Station 23

Project Address: 6421 Greenback Ln

Gross Acreage: 0.99 acres		**Net Acreage: 0.99**	**Maximum FAR:** N/A **Provided FAR:** N/A
Current Zoning: RD20 (Medium Density Residential)		**Proposed Zoning:** N/A	**Neighborhood Association:** 4- Arcade Creek
Surrounding Zoning:		**Surrounding Land Use Designation**	**Actual Use:**
On-site:	RD20	Medium Density Residential	Public Safety Facility (Fire Station)
North:	RD20	Medium Density Residential	Condominium
South:	O	Recreation and Open Space	Greenback Ln
West:	RD20	Medium Density Residential	Condominium
East:	RD20	Medium Density Residential	California-American Water Company

Environmental Status:

(X) Exempt Section 15183(b)
( ) Negative Declaration
( ) Mitigated Negative Declaration
() Previous Negative Declaration
( )Environmental Impact Report
() Previous Environmental Impact Report

Planning Department Recommendations:

( ) Approve
(X) Approve with conditions (Exhibit A to Attachment 1)
( ) Denial

Applicant:	Jeff Katz Coar Design Group 200 E Street Santa Rosa, CA 95404	**Property Owner:**	Sacramento Metropolitan Fire District 10545 Armstrong Ave STE 200 Mather, CA 95655

SUMMARY RECOMMENDATION

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

1. Adopt Resolution 26-03 determining that the project is exempt for the California Environmental Quality Act (CEQA) under Section 15183(b) of the California Environmental Quality Act; and

2. Approve a Design Review Permit (File # PLN-26-11) to remove and rebuild a fire station located at 6424 Greenback Lane subject to the findings contained in the staff report and conditions of approval provided in Attachment 1.

BACKGROUND

The project site is located at 6421 Greenback Lane on a 0.99 acre (43,144-square-foot) parcel within the RD-20 (Medium Density Residential) zoning district. The property is bound by medium-density residential developments to the north, east, and west, and landscape area for the Greenback Estates to the south, across Greenback Lane. The existing use is classified as a Public Safety Facility and is permitted by right within the RD-20 zone.

The subject property has operated as a municipal fire station since 1965. The existing 4,858-square-foot facility is outdated, structurally constrained, and undersized for current operational staffing levels and modern emergency response equipment. To address these long-term operational deficiencies and maintain life-safety service standards across the community, the Sacramento Metropolitan Fire District (Metro Fire) proposes to demolish the original structure and construct a new, expanded facility.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing Fire Station 23, located at 6421 Greenback Lane, and the construction of a new, expanded facility on the 0.99-acre site. Originally built in 1965, the current station is undersized and no longer meets modern operational or staffing demands. The replacement project features a two-story, approximately 18,920-square-foot fire station designed for 24/7 operation. Key facility components include five apparatus bays, 15 firefighter dorm rooms, administrative and operational support spaces, a covered fuel island with an above-ground storage tank, and comprehensive site improvements such as upgraded circulation, perimeter fencing, and enhanced security features.

To accommodate the building layout and specialized emergency response needs, the applicant requests approval of a Variance to reduce the required 20-foot eastern side-yard setback. The subject site is bounded by medium-density residential developments to the north, east, and west, and by Parkwood Estates Greenbelt Park to the south across Greenback Lane.

DESIGN REVIEW PERMIT (FILE #PLN-26-11)

Design Review Permit - Description of Request

The proposed development includes the demolition of the existing, outdated Fire Station 23 and construction of a modern, two-story essential services facility on the 0.99-acre site. The proposed 19,489-square-foot facility includes 15 firefighter dorm rooms, five drive-through apparatus bays, administrative offices, and operational support areas tailored for 24/7 staffing. Associated site improvements include a covered fuel island with above-ground storage, a covered masonry trash enclosure, masonry site and

security walls, expanded site lighting, bioretention stormwater infrastructure, and comprehensive grading and landscaping.

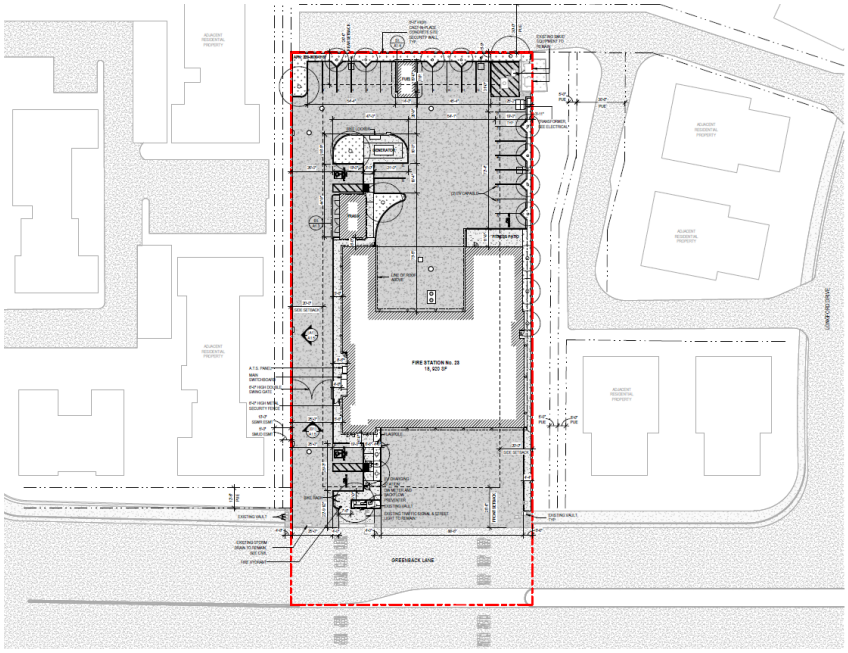


Figure 1: Site Plan

Design Review Permit – Analysis

The project demolition and development component of the project requires approval of a Design Review Permit for non-residential development of 5,000 square feet or more. The Citrus Heights Zoning Code (Section 106.62.040) requires that the Planning Commission must be able to make seven findings before approving the Design Review Permit. The required findings are listed below in bold italics and are followed by an evaluation of the applicant's request in relation to the required findings.

> ***The proposed demolition and rebuild of the existing Fire Station complies with this Section and all other applicable provisions of this Zoning Code apart from the variance which is discussed later in this report ;***

Land Use Allowed by Right: The subject property is located within the Medium Density Residential (RD-20) zoning district. Pursuant to Chapter 106.24 of the Zoning Code, public safety facilities (such as fire stations) are permitted by right within residential zones to ensure essential emergency services are strategically located near the populations they serve.

Building Height, Lot Coverage & Setbacks: The project proposes a maximum building height of 38 feet which complies with the maximum allowable building height in the RD-20 zone of 50 feet.
The project also complies with lot coverage requirements for the RD-20 zone by proposing 48% out of the 60% maximum allowable coverage.

Standard front and rear yard setback requirements are fully observed in the site design. Due to the narrow geometry of the 150-foot-wide parcel and the specialized spatial requirements for emergency vehicle maneuverability, the project requires relief only from the 20-foot eastern side-yard setback standard which is evaluated in the variance request below.

Provides architectural design, building massing and scale, and street and lot layout in the case of a subdivision, that are appropriate to and compatible with the site surroundings and the community;

The proposed two-story architectural design utilizes durable, high-quality exterior materials. Mixed materials include brick veneer, concrete, cement plaster, and metal siding and cladding panels. The roof consists of standing seam metal, and is complemented by aluminum storefront window frames and door finished in carmine red. The mix of materials and use of wall offsets, awnings, and use of mixed exterior materials provide a sense of scale and proportion while reducing mass.



RENDERING: Greenback Lane

Figure 2: Exterior Renderings

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 property presents a narrow development envelope measuring 150 feet wide by 343 feet deep. The site plan is designed to accommodate emergency vehicle turning radii, specifically for ladder trucks up to 61 feet long, while ensuring safe ingress, egress, firefighter parking, and public accessibility. Standard front and rear setbacks are maintained throughout the design. However, due to the unique site geometry and turning requirements necessary for emergency response vehicles, a variance to reduce the eastern side-yard setback is evaluated in detail later in this report.

The project is currently served by water, sewer, stormwater system, electricity and other utilities. The project has been designed to tie into the existing utility networks and the utility providers included conditions to ensure the project meets current standards and will be able to be served accordingly.

The project also proposes replacement of the existing chain link fence along the east portion of the property, proposing a cast-in-place site wall. The proposed fencing will act as screening between the commercial and residential use adjacent to the project site.

Onsite Fueling Area:
The proposed covered fuel island and above-ground fuel tank will be utilized by fire crews to fuel emergency apparatus and support vehicles and is incidental and ancillary to the existing use. On-site fueling activities occur primarily mid-morning with each vehicle topping off approximately three times per week for a combined total of roughly nine uses weekly. The routine fueling process generates minimal noise comparable to a standard public service station. Refilling the storage tank by a fuel delivery truck occurs approximately once per month and produces about 15 minutes of diesel truck operational noise, representing a low-impact, periodic activity that is compatible with the surrounding neighborhood.

Provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodation where appropriate;

Public Access: Clear, unobstructed walkways connect public rights-of-way directly to the main building entrance, physically separating pedestrian paths from vehicular lanes to minimize conflict points and enhance safety.

Parking:
The site plan incorporates 24 onsite parking spaces for shift overlaps, emergency response personnel, and visitors, including dedicated ADA-accessible stalls. Bicycle racks for public use are available at the entrance of the building, and bicycle lockers for staff are proposed within the back portion of the lot.

Provides appropriate open space and landscaping, including the use of water efficient landscaping;

Landscaping:
An Arborist Report prepared by Calyx Tree + Landscape Consulting (Attachment 5) evaluated 29 trees on and adjacent to the site. Redevelopment will require the removal of all nine on-site trees, including three protected oaks, due to direct structural and grading conflicts. Up to 16 off-site trees along the perimeter are proposed for removal, with approval of adjacent property owners (Attachment 5 Exhibit a). The project is required to mitigate for the loss of protected trees as outlined in Condition of Approval #25. The proposed landscape design incorporates drought-tolerant shade trees, native shrubs, bioretention plantings, and a fire-resistant demonstration species throughout the property.

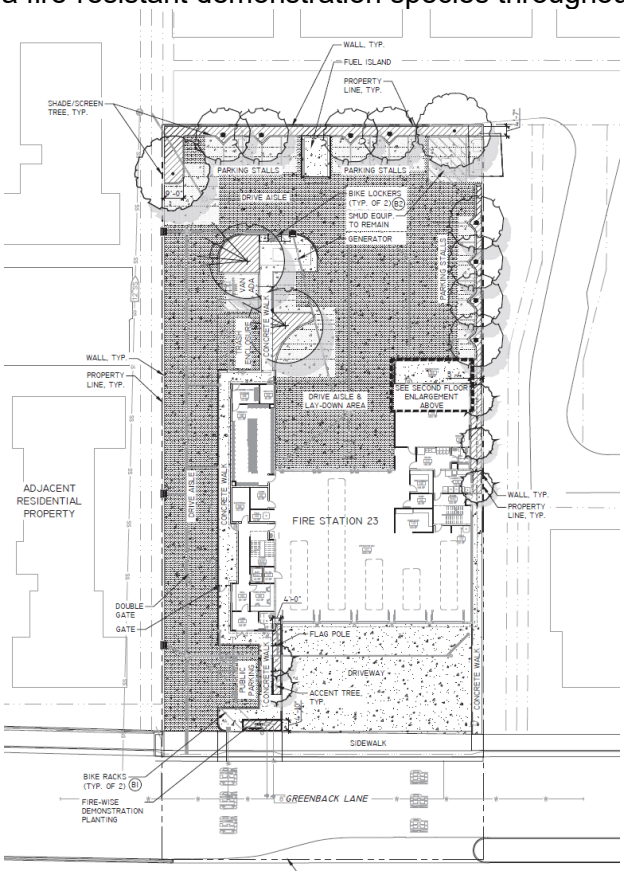


Figure 3: Landscaping Plan

The project is consistent with the General Plan, any applicable specific plan, development agreement, and/or any previously approved planning permit;

The following General Plan goals and policies are particularly relevant to the proposed project:

- **Goal 3:** Maintain safe and high-quality neighborhoods
- **Policy 3.3:** Preserve and enhance the best qualities of Citrus Heights' neighborhoods, including well-maintained buildings and landscaping, well-maintained public infrastructure and high levels of personal safety and security
- **Goal 58:** Ensure excellent public safety services and rapid and effective emergency response.
- **Policy 58.11:** Ensure that new development is constructed, at a minimum, to the fire safety standards contained in the Citrus Heights Fire and Building Codes.
- **Policy 58.13**: Provide adequate access for emergency vehicles, particularly firefighting equipment, in all new development.

The proposed project directly advances several key goals and policies of the City's General Plan, particularly those focused on maintaining safe, high-quality neighborhoods and providing reliable essential services. Under Goal 3 and Policy 3.3, the project enhances neighborhood quality through well-maintained public infrastructure, high-quality architectural materials, and upgraded landscaping, while promoting overall personal safety and security. The development also fulfills Goal 58, Policy 58.11, and Policy 58.13 by delivering a modern facility built to current fire and building codes, ensuring adequate access and maneuverability for emergency equipment, and supporting rapid emergency response across the community.

Complies with all applicable design standards in Chapter 106.31 (Design Standards), and/or other applicable City design guidelines and policies.

Design Review Permit - Conclusion
Based on the analysis, the proposed Sacramento Metropolitan Fire District Station 23 replacement project aligns with the land use designation, goals, and policies of the City of Citrus Heights General Plan and complies with the applicable development standards of the Zoning Code. The facility is located on an established civic site along Greenback Lane that has operated as a fire station since 1965. The building scale, materials, site orientation, and perimeter buffer features are designed to integrate with the surrounding residential uses and adjacent open space.

Site operations and emergency vehicle access have been evaluated and conditioned to mitigate potential operational impacts on adjacent properties. Environmental impacts have been reviewed pursuant to the California Environmental Quality Act (CEQA), and the project meets the criteria for exemption under Section 15183(b) of the CEQA Guidelines as a development consistent with an approved General Plan. Because the application meets all required statutory findings, staff recommends approval of the Design Review Permit and Variance subject to the Conditions of Approval.

VARIANCE (FILE #PLN-26-11)

Variances from the development standards of this Zoning Code only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

The site is uniquely constrained by its narrow 150-foot width. Unlike typical residential developments in the RD-20 zone, an essential public safety facility requires specialized apparatus bays, wide turning radii for emergency apparatus up to 61 feet in length, and specific equipment clearance rules. Strict application of the 30-foot side yard setback on both sides would reduce the buildable width to 90 feet, making it operationally infeasible to construct a functional fire station on the parcel.

The site has functioned as a public safety facility since 1965. Denying the setback variance would prevent Metro Fire from upgrading the facility to modern emergency response standards. Granting variance restores basic land utility without conferring a special privilege.

The variance supports community public safety, infrastructure investment, and emergency response performance standards.

ENVIRONMENTAL REVIEW

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Consistent with CEQA Guidelines Section 15183(b), this 15183 Consistency Memorandum indicates that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR (Attachment 2).

PUBLIC OUTREACH

Public hearing notices were mailed to property owners within 300 feet of the site. A Planning Commission Public Hearing notice was also published in the Citrus Heights Messenger. As noted earlier, the site is within Neighborhood Area 4 and no comments have been received on the proposal.

RECOMMENDED MOTIONS

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

1. Adopt Resolution 26-03 determining that the project is exempt for the California Environmental Quality Act (CEQA) under Section 15183(b) of the California Environmental Quality Act; and

2. Approve a Design Review Permit (File # PLN-26-11) to remove and rebuild a fire station located at 6424 Greenback Lane subject to the findings contained in the staff report and conditions of approval provided in Attachment 1.

Attachments

1. Resolution 26-03
   A. Conditions of Approval
2. CEQA Section 15183 Consistency Memorandum
3. Site Plan
4. Elevations
5. Arborist Report
   a. Tree Removal Owner Agreement
6. Preliminary Landscape Plan
7. Preliminary Grading and Utility Plan
8. Material Board

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE DESIGN REVIEW PERMIT FOR THE SACRAMENTO METROPOLITAN FIRE DISTRICT STATION 23 REBUILD PROJECT AT 6421 GREENBACK LANE

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.) and the State CEQA Guidelines, the project has been evaluated for potential environmental impacts; and

WHEREAS, a CEQA Section 15183 Consistency Memorandum was prepared, which determined that the project is consistent with the land use designation, density, and building intensity analyzed in the certified General Plan Environmental Impact Report (EIR); and

WHEREAS, the Planning Commission finds that the project will not result in any new, peculiar, or substantially more severe significant environmental impacts than those previously identified in the General Plan EIR, and no further environmental review is required pursuant to CEQA Guidelines Section 15183(b); and

WHEREAS, the Planning Commission of the City of Citrus Heights held a public hearing on October 27, 2026, wherein public testimony was taken; and

WHEREAS, the Planning Commission finds that the project is consistent with the City of Citrus Heights General Plan and Zoning Code, and that the requested Variance to reduce the eastern side-yard setback satisfies all required statutory findings; and

WHEREAS, the project is approved subject to the Conditions of Approval attached hereto as 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 hereby approves a Design Review Permit and Variance File No. PLN-26-11 for the Sacramento Metropolitan Fire Station 23 rebuild project located at 6421 Greenback Lane, subject to the Conditions of Approval in Exhibit A.

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 27th day of October, 2026, 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

Sacramento Metropolitan Fire District Station 23
6421 Greenback Lane
PLN-26-11

General Conditions

1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code, California Building Standards and all requirements of Sacramento Metropolitan Fire District. [Planning]
2) The project is approved for the demolition of the existing fire station and the construction of a new 2-story modern fire station (approximately 18,920–19,489 sq. ft.) as described in the applicant's project description and shall conform to all conditions of approval and exhibits included within File # PLN-26-11. [Planning]
3) Minor modifications to the Use Permit may be reviewed and approved by the Community Development Director. Any proposed modifications not considered minor, shall be reviewed and approved by the Planning Commission. [Planning]
4) This Use Permit approval shall expire three (3) years from the date of approval unless the approved use has commenced and all required permits have been obtained. [Planning]
5) 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]
6) Plans shall comply with the requirements of all servicing agencies of the City of Citrus Heights, including but not limited to Sacramento Metropolitan Fire District (SMFD), Citrus Heights Water District (CHWD) and Sacramento Area Sewer District (SASD). [Engineering]
7) Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved water quality methods before entering the City's storm drain system. [Engineering]
8) The project's post-development (proposed) stormwater runoff cannot exceed the pre-development (existing) runoff. Calculations must be provided to demonstrate compliance with this requirement. [Engineering]
9) Project proposes more than 1 acre of earth disturbance and shall comply with State General Construction Permit requirements including Low Impact Design (LID) features, a Storm Water Pollution Prevention Plan (SWPPP), California's Notice of Intent (NOI), WDID number, etc. The project shall adhere to the State of California's General Construction Permit requirements. Provide documentation of compliance with applicable requirements. [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 https://www.beriverfriendly.net/stormwater-quality-design-manual/. [Engineering]

11) Any work to be performed in the public ROW (utility connections) requires a separate Encroachment Permit from the City's General Services Department. https://www.citrusheights.net/456/Encroachment-Permits. [Engineering]

Prior to Approval of Improvement Plans

12) Installation of a public cleanout is required at the right-of-way or at the public sewer easement. These improvements must be shown on the plans. [SASD]

13) Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). [SASD]

14) SacSewer Design Standards and Specifications require minimum 4-inch lower laterals for single-family dwellings and minimum 6- inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties. [SASD]

15) All public sewer easements must be at least 20 feet in width and will require continuous access for installation and maintenance. Add additional 5-feet width of public sewer easement on the west side of the property line. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes. [SASD]

16) All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval. [SASD]

17) Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area. [SASD]

18) All manholes not within public right of way must be accessible with an all-weather access road. [SASD]

19) If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof. [SASD]

20) Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area. [SASD]

21) The proposed density may be greater than what was planned in SacSewer's Master Plan. SacSewer will require water proposed to be used or discharged each month to verify sewer capacity. [SASD]

Prior to Issuance of a Building Permit

22) Commercial and multi-family projects are required to develop a full trash capture trash management plan that complies with the State Water Resource Control Board requirements. This is to capture trash debris and litter from the parking areas before it enters the public storm-water system. Storm drain design shall incorporate trash/litter collection devices or acceptable maintenance procedures to meet this requirement. A management/maintenance plan for the project requires approval from the City. The property owner is responsible for maintaining the devices/procedures and annually reporting the quantity of trash debris collected.

https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html [Engineering]

23) Provide a drainage report that includes watershed map, increased runoff quantity calculations, SD system (where runoff enters public SD system), proposed preliminary water quality mitigation measures, etc. per Sacramento Regional Drainage Design Standards. [Engineering]

24) Applicant to update the site plan restrict parking stalls within 50-feet of sidewalk during final design phase (or City Engineer approved variance for reduced length). [Engineering]

25) Prior to any tree removal, site grading, or construction activity, the applicant shall obtain an approved Tree Permit from the City. Replacement planting shall adhere to the landscaping plan approved with this project. Any revisions or modifications to the plan shall comply with the City's Tree Preservation and Protection Regulations (CHZC Section 106.32.100). In lieu of, or in combination with, on-site replacement planting, the applicant may pay into the City's Tree Preservation Fund at a rate of $298 per inch of protected tree removed. [Planning]

26) The applicant shall adhere to the recommendations and mitigation measures outlined in the submitted Arborist Report, dated May 19, 2026, prepared by Calyx Tree + Landscape Consulting, LLC, in compliance with the City's Tree Preservation and Protection Regulations (CHZC Section 106.32.100). Any proposed revisions to project plans that alter impacts to protected tree root zones shall require an updated arborist assessment prior to plan approval. The removal or damage of any protected trees shall require compliance with the City's tree mitigation fee schedule or replacement planting requirements. [Planning]

27) The applicant shall meet the following: civil improvement plans, fire service underground plans and architectural plans shall be submitted and approved prior to final building permit being issued. Fire sprinkler and fire alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals.

    a) Order of plan submittal shall be the following:

        i) Civil Improvement Plans

        ii) New building architectural plans

        iii) Underground fire service plans

        iv) Fire sprinkler and fire alarm plans [SMFD]

28) The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. [SASD]

29) Comply with all requirements of the Sacramento Municipal Utility District (SMUD) including the following

    a) SMUD has existing underground 12kV facilities within the north and east side of the project area that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

b) Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

c) Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

d) In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices.

e) SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that I reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

f) The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

g) The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

h) The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

i) The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

j) The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements and shall be subject to SMUD's landscaping and tree placement guidelines within the easement area.

k) The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

l) The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more information, please visit https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power-Lines

m) The Applicant shall grant to SMUD an Easement to cover the existing electrical facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The easement shall be prepared in accordance with SMUD's standard underground right-of-way form a 5-foot wide right-of-way for existing underground electrical facilities. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked.

n) Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.

o) Development phases submitted for new service should include all lots fronting streets. [SMUD]

Prior to Final Occupancy

30) Applicant shall dedicate a Public Utilities and Facilities Easement (PUFE) along Greenback Lane to the City of Citrus Heights. The minimum width shall be 12.5 feet and the PUE shall be located outside of the existing road right-of-way. [Engineering]

31) Anti-graffiti coating and/or climbing vines are required on all masonry walls facing public view or open to the creek. [Engineering]

32) Applicant shall coordinate with the City's General Services Department inspector to review the final conditions of the existing City street conditions (roadway, curb & gutter, and sidewalks) to confirm any damage incurred as a part of the development has been restored to acceptable conditions in addition to meeting all ADA and City Standards for accessibility. [Engineering]

33) Prior to project close-out, the property owner must complete & record a Stormwater Quality Maintenance Declaration that outlines the maintenance of the storm drain water quality device(s) and/or Low Impact Development (LID) feature(s) that are constructed for the project. The declaration shall specify owner's ongoing maintenance responsibilities and allow periodic City inspections of the stormwater filtration device(s). [Engineering]

Ongoing

34) The Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests. [SMFD]

35) If this property is sold prior to development, the seller shall disclose all Sacramento Metropolitan Fire District requirements and conditions of approval to the buyer. [SMFD]

36) Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements. [SASD]

37) The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction. [SASD]

38) SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met. [SASD]

39) Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. [SASD]

40) Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction’s building department. [SASD]

41) Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable. [SASD]

42) 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.

RANEY
PLANNING & MANAGEMENT, INC.

WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

July 8, 2026

To: Alison Bermudez, Senior Planner
City of Citrus Heights
Community Development Department, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

Subject: Sacramento Metropolitan Fire District Station 23 Rebuild Project CEQA Section 15183 Consistency Memorandum

The purpose of this Memorandum is to demonstrate that the Sacramento Metropolitan Fire District (Sac Metro) Station 23 Rebuild Project (proposed project) has been adequately analyzed in the previous environmental review under the California Environmental Quality Act (CEQA) and that further evaluation is not required.

In August 2011, the City of Citrus Heights adopted the Citrus Heights General Plan[1] and certified an associated Environmental Impact Report (EIR) for the General Plan.[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan.

The Citrus Heights General Plan designates the project site as Medium Density Residential, which allows for public and quasi-public uses. As discussed below, the proposed project would include demolition of a currently undersized fire station and redevelopment of the site with a new fire station. Thus, the proposed project would be consistent with the existing on-site use, as well as the land use designation for the site. As such, the proposed project is within the intensity of uses analyzed and associated impacts anticipated for buildout of the site in the General Plan EIR.

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Consistent with CEQA Guidelines Section 15183(b), this 15183 Consistency Memorandum indicates that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

1 City of Citrus Heights. *Citrus Heights General Plan*. August 11, 2011.
2 City of Citrus Heights. *Final Environmental Impact Report City of Citrus Heights General Plan Update and Greenhouse Gas Reduction Plan*. July 1, 2011.

Project Description

The proposed project consists of the demolition of the existing 4,858 square-foot (sf) Sac Metro Fire Station 23, located at 6421 Greenback Lane, and construction of a new, expanded facility on the 1.18-acre site. The existing station was constructed in 1965 and is undersized for the current staffing level. The new, approximately 18,920-sf, two-story fire station would feature five apparatus bays, 15 dorm rooms for firefighter staffing, administrative and support spaces, a covered fuel island and associated above-ground fuel storage, as well as additional site improvements, including circulation, fencing, and security features. The facility is intended to operate 24 hours a day, seven days a week. The proposed project would require approval of a Variance for the east side of the project site, as the proposed building would encroach into the required 20-foot side yard setback. The project site is surrounded by medium-density residential uses to the north, west, and east, and Parkwood Estates Greenbelt Park to the south, across Greenback Lane.

Environmental Impact Analysis

The following discussion briefly evaluates the proposed project in comparison with CEQA Guidelines Section 15183(b) criteria.

Air Quality

Operation of the proposed fire station would remain similar to what currently occurs on-site associated with the existing fire station. Accordingly, the proposed project would not result in any new significant effects related to operational air quality. Nonetheless, the proposed project would be subject to General Plan EIR Mitigation Measure 4.3-3, which requires implementation of Sacramento Metropolitan Air Quality Management District (SMAQMD) design recommendations and best available mitigation measures, which may include, but are not limited to using certain types of architectural coatings, providing bicycle parking, etc. Pursuant to Mitigation Measure 4.3-3, Sac Metro shall coordinate with SMAQMD to determine which design recommendations are appropriate for the proposed project and collaborate to develop new mitigation if required.

With respect to construction activities, the proposed project would include demolition of the existing on-site fire station and subsequent development of the new expanded facility. The General Plan EIR identified that emissions of particulate matter associated with buildout of the General Plan could violate an air quality standard, contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations and required implementation of Mitigation Measures 4.3-1 and 4.3-2 to reduce the impact to a less-than-significant level. Pursuant to Mitigation Measure 4.3-1, the proposed project would be required to implement SMAQMD Basic Construction Emission Control Practices. However, Mitigation Measure 4.3-2 is only applicable to projects with a maximum daily disturbed area greater than 15 acres. Because the project site is only 1.18 acres, Mitigation Measure 4.3-2 is not applicable to the proposed project.

Overall, implementation of Mitigation Measures 4.3-1 and 4.3-3 and applicable General Plan policies would ensure the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the General Plan EIR, or is more severe than what was previously identified within the General Plan EIR.

Hazards and Hazardous Materials

Operation of the proposed fire station would be similar to what currently occurs on-site at the existing fire station. Accordingly, the proposed project would not result in any new significant operational effects related to hazards or hazardous materials. However, as noted previously, the

proposed project would require demolition of the existing on-site building, which was constructed in 1965. Due to the age of the building, the building materials may contain asbestos and lead-based paint (LBP), which may become airborne during construction activities and result in safety hazards for construction workers. However, the proposed project would be required to submit an asbestos survey in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and would be subject to SMAQMD Rule 902, related to asbestos in building materials. In addition, the proposed demolition activities would be required to comply with the applicable Occupational Safety and Health Administration (OSHA) regulations, including requirements for air monitoring and dust control. Compliance with the aforementioned uniformly applicable development standards, as well as applicable General Plan policies, would ensure that the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the General Plan EIR, or is more severe than what was previously identified within the General Plan EIR.

Remaining Impact Areas

In addition to the CEQA topics discussed above, the General Plan EIR included analysis of the remaining CEQA Guidelines Appendix G issue areas. Construction and operation activities associated with the proposed project would occur within a site currently developed with similar uses as proposed and were previously analyzed as part of the General Plan EIR. The proposed project would not result in any increase to the area of disturbance anticipated by the General Plan EIR. Because the disturbance area would not differ from what was anticipated and analyzed under the General Plan EIR, the proposed project would not result in any potential for new significant impacts that are peculiar to the project or the project site, or substantially more significant environmental impacts compared to those identified in the General Plan EIR related to the following issue areas: agriculture and forestry resources, biological resources, cultural resources, geology and soils, mineral resources, tribal cultural resources, and wildfire. Because the project site does not provide habitat for special-status species and the proposed project would not impact wetlands, streams, or natural communities, General Plan EIR Mitigation Measures 4.6-1, 4.6-2(a), 4.6-2(b), 4.6-2(c), 4.6-2(d), and 4.6-4 would not be applicable to the proposed project. While the project site has been previously developed and construction activities would not include significant earthmoving activities, should unknown paleontological resources be discovered, the proposed project would be subject to General Plan EIR Mitigation Measure 4.7-7 related to accidental discovery of potential paleontological resources.

Because the project is consistent with the existing on-site use and General Plan land use designation, and would be subject to all applicable City development standards and General Plan policies, the proposed project would not result in any potential for new significant impacts that are peculiar to the project or the project site, or substantially more significant environmental impacts compared to those identified in the General Plan EIR related to aesthetics, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, and utilities and service systems. Because the project site is not a Cortese-listed site, General Plan EIR Mitigation Measures 4.15-3(a) and 4.15-3(b) would not be applicable to the proposed project. Because the proposed project would not result in substantial long-term vibration, General Plan EIR Mitigation Measure 4.4-4 would not be applicable to the proposed project.

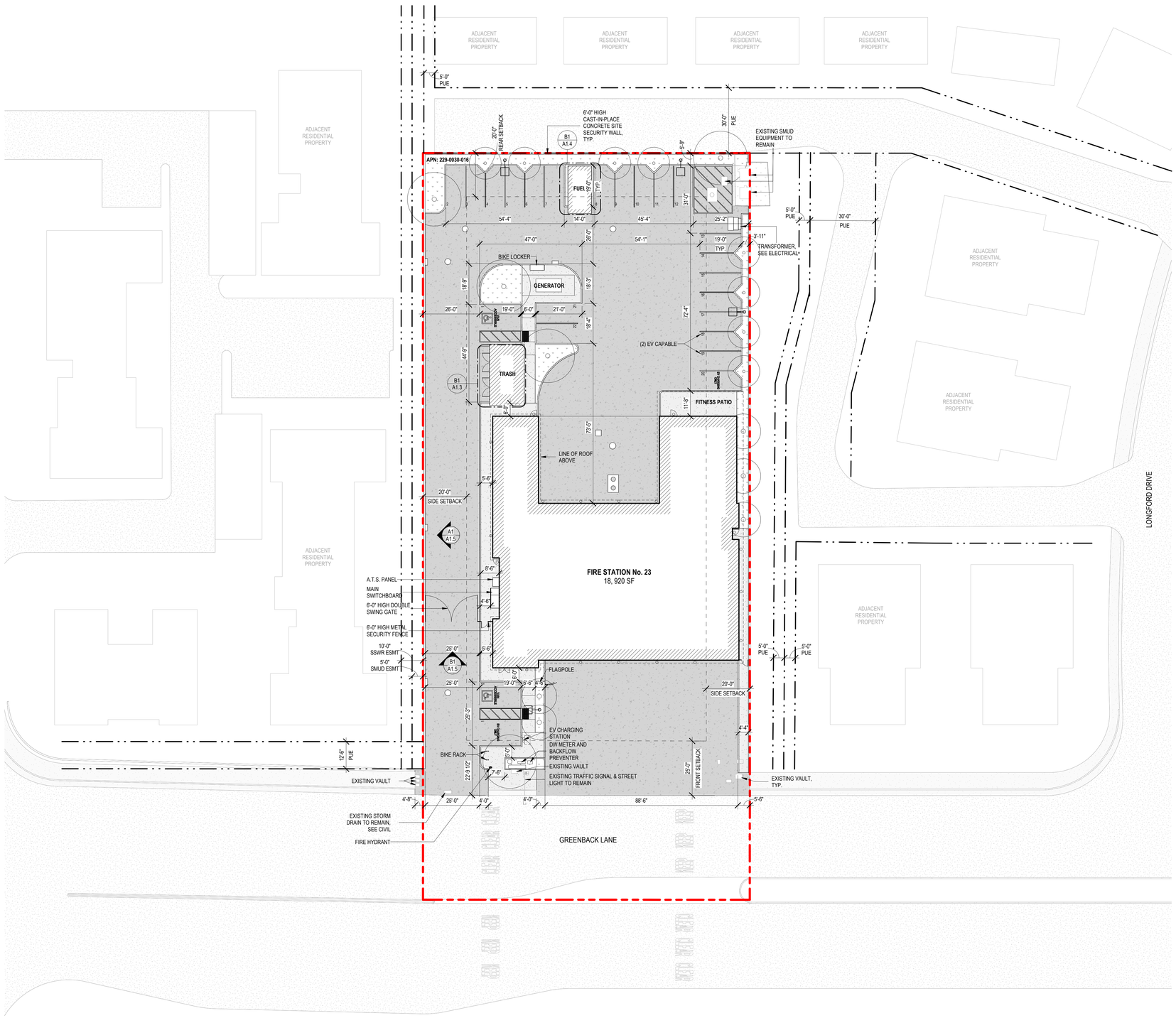
With respect to energy and greenhouse gas emissions, the proposed project would be subject to the most recent State standards and regulations related to energy and fuel efficiency, which are more stringent than what was in place at the time the General Plan EIR was prepared. Thus, the proposed project would result in less intensive energy consumption and associated greenhouse gas emissions from what would have been anticipated for the site by the General Plan EIR.

Overall, compliance with applicable federal, State, and local policies, regulations, and standards would ensure that the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the General Plan EIR, or is more severe than what was previously identified within the General Plan EIR.

Conclusion

Overall, based on the above, the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the General Plan EIR, or is more severe than what was previously identified within the General Plan EIR. As demonstrated in the discussions above, pursuant to CEQA Guidelines Section 15183, additional environmental review under CEQA is not required for the proposed project.

Attachment 3



LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING TO REMAIN
- EXISTING ASPHALT
- EXISTING CONCRETE WALKWAYS
- EXISTING PAVERS
- PLANTING
- BIORETENTION AREA
- CONCRETE WALKWAYS & PATIOS
- CONCRETE PAVING, SEE CIVIL
- NEW TREE, SEE LANDSCAPE
- EXISTING TREE TO REMAIN
- CAST-IN-PLACE SITE WALL
- METAL SECURITY FENCE

D1 / A1.1 SITE PLAN
SCALE: 1" = 20'-0"

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

PROJECT:

METRO FIRE SACRAMENTO

FIRE STATION 23

6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/29/26
PLANNING SUBMITTAL	06/11/26

NOT FOR CONSTRUCTION

PROJECT NUMBER: 260203A

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1.1

Attachment 4



A1 / A3.1 SOUTH
SCALE: 1/8" = 1'-0"



B1 / A3.1 WEST
SCALE: 1/8" = 1'-0"



C1 / A3.1 NORTH
SCALE: 1/8" = 1'-0"



D1 / A3.1 EAST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL	TYPE	DESCRIPTION NAME	DESCRIPTION COLOR
BRK	1	BRICK VENEER	TIVOLI
CNC	1	CAST-IN-PLACE CONCRETE	SMOOTH
CP	1	CEMENT PLASTER	P-1
GL	1	GLAZING	VITRO SOLARBAN 70 LOW-E GLASS
MTL	1	METAL SIDING PANEL	SLATE GRAY
MTL	2	METAL CLADDING PANEL	BEACHSTONE GRAY METALLIC
MTL	3	STOREFRONT & WINDOWS	ANODIZED ALUMINUM - AB8 BLACK
MTL	4	METAL TRIM	SLATE GRAY
MTL	5	METAL BI-FOLD DOORS	RAL 3002 - CARMINE RED
MTL	6	METAL COILING DOORS	RAL 3002 - CARMINE RED
MTL	7	SIGNAGE	RAL 7037 - DUSTY GREY
MTL	8	SIGNAGE	RAL 3002 - CARMINE RED
MTL	9	AWNING	RAL 7037 - DUSTY GREY
P	1	PAINT	SW 6231 - ROCK CANDY
P	2	PAINT	SW 7074 - SOFTWARE
P	3	PAINT	RAL 7037 - DUSTY GREY
RF	1	STANDING SEAM METAL ROOF	SLATE GRAY

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

PROJECT:

METRO FIRE SACRAMENTO

FIRE STATION 23

6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/29/26
PLANNING SUBMITTAL	06/11/26

NOT FOR CONSTRUCTION

PROJECT NUMBER:

260203A

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1

ARBORIST REPORT

Station 23

6421 Greenback Lane
Citrus Heights, CA 95621

May 19, 2026

Prepared for:
COAR Design Group
200 E. Street
Santa Rosa, CA 95404

Prepared by: Deanne Ecklund, ASCA Registered Consulting Arborist #647

CALYX TREE + LANDSCAPE CONSULTING
221 MAIN ST. #83 LOS ALTOS CA 94023
650.935.5822

Summary

The inventory contains 29 trees comprised of 12 species within and just outside the limit of work. Nine trees were on the site, and 20 trees were offsite located within 10 feet of the property line. Most trees (69%) were in fair condition, with 17% in good condition and 14% in poor condition.

Construction will require all on-site trees to be removed, and off-site trees may be impacted by perimeter wall construction.

To preserve these trees, it is essential to use hand excavation techniques and avoid installing below-ground features within the designated tree protection zones.

Plans reviewed:

- A1.1 *Site Plan* (02.03.26)

Introduction

Assignment

Provide an inventory and assessment of the trees located at 6421 Greenback Lane in Citrus Heights, CA. The assessment shall include the species, size (trunk diameter), condition (health, structure, form), and suitability for preservation ratings.

Limits of the Assignment

1. Information in this report is limited to the condition of trees during my tree assessment on May 3, 2026.
2. Tree risk assessments were not performed.

Assessment Methods

The assessment included all trees within and immediately adjacent to the development area, including trees on adjacent properties within 10’ of the property line.

Tree condition is expressed as a percentage (0–100%) consistent with principles outlined in the *Guide for Plant Appraisal, 10th Edition* by the International Society of Arboriculture. The rating reflects overall health, structural integrity, and remaining functional contribution at the time of inspection.

81-100% - Excellent = High vigor, near perfect health. Form and structure are nearly ideal and free of defects.

61-80% - Good = Normal vigor, well-developed structure. No significant insect or disease damage. Defects are minor and can be corrected. Function and aesthetics not compromised.

41-60% - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.

21-40% - Poor = abnormal foliar color, size or density with potential irreversible decline. One serious or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.

6-20% - Very Poor = Unhealthy and declining appearance with poor vigor, dying with little live foliage. May be in irreversible decline. Structural failure probability is high. Aesthetically poor with little or no function in the landscape.

0-5% - Dead = Dead or failure imminent.

A tree's suitability for preservation considers its health, structure, age, species characteristics (e.g. disease resistance, drought tolerance), species tolerances to root disturbance and other construction impacts, species invasiveness, and its potential to continue to benefit the site. Trees were rated either "high" "moderate" or "low" suitability for preservation.

High = Trees with good vigor, structural stability, and potential to function well long after construction.

Moderate = Trees with fair vigor, and with health or structural defects that can be mitigated with treatment. These trees will require more management and monitoring before, during, and after construction, and may have shorter life spans after development.

Low = Trees are expected to decline during or after construction regardless of management. The species or individual tree may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

CALYX TREE + LANDSCAPE CONSULTING, LLC
decklund.arborist@gmail.com 650.935.5822

Observations

Twenty-nine (29) trees were measured and their conditions evaluated. Most trees were in fair condition, with 17% of trees in good condition and 14% in poor condition. None of the trees was in excellent or very poor condition (Table 1).

On-site trees included the following.

- 1 Chinese pistache (#6) was in good condition.
- 2 Eastern redbuds (#1, 4) were in fair and good conditions (Photo 1).
- 1 each of Japanese black pine (#2), glossy privet (#3), and Chinese fringe tree (#5) were in fair condition.
- 2 coast live oaks (#26 and 27) was in poor condition.
- 1 valley oak (#28) was in poor condition.

Twenty (20) off-site trees lined the eastern and western property lines, with 15 of the trees within 12" of the property line.

Xylosma was the dominant species (7 trees), followed by 3 white mulberry trees, two Japanese black pines, and a variety of other species. Only one off-site tree, a 14" DBH valley oak (#22), was in good condition, with the chain link fence embedded in the trunk (Photos 2&3).

Photo 1 (top right): Eastern redbud #4 was in good condition and located on site.



Photos 2&3 (bottom right and below): Off-site valley oak #22 in good condition was growing on the property line with the base of its trunk growing into the perimeter chain link fence.





Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Table 1. Tree species condition + quantity
Fire station 23, Citrus Heights

Tree name	Scientific name	Very Poor	Poor	Fair	Good	Excl.	Total
Trident maple	*Acer buergeranum*	-	-	-	1	-	1
Eastern redbud	*Cercis canadensis*	-	-	1	1	-	2
Chinese fringe tree	*Chionanthus retusus*	-	-	-	1	-	1
Camphor	*Cinnamomum camphora*	-	-	1	-	-	1
Juniper	*Juniperus sp.*	-	-	3	-	-	3
Glossy privet	*Ligustrum lucidum*	-	-	3	-	-	3
White mulberry	*Morus alba*	-	-	3	-	-	3
Japanese black pine	*Pinus thunbergiana*	-	1	2	-	-	3
Chinese pistache	*Pistacia chinensis*	-	-	-	1	-	1
Coast live oak	*Quercus agrifolia*	-	1	-	-	-	1
Valley oak	*Quercus lobata*	-	2	-	1	-	3
Xylosma	*Xylosma congestum*	-	-	7	-	-	7
Total		**0**	**4**	**20**	**5**	**0**	**29**
		0%	14%	69%	17%	0%	

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

City of Citrus Heights Tree Protection Ordinance

The Citrus Heights Municipal Code (Chapter 106.39 - *Tree Preservation and Protection*) defines a ***Protected Tree*** as the following.

1. A native oak tree with a diameter of six or more inches as measured 54 inches above the ground, or a multi-trunked oak tree having an aggregate diameter of 10 inches or more measured 54 inches above ground. A native oak tree is defined as any of the following species: blue oak (Quercus douglasii), interior live oak (Quercus wislizenii), coastal live oak (Quercus agrifolia), and valley oak (Quercus lobata);

4. A mature tree … that is 19 inches or more in diameter as measured at 54 inches above the ground, and located on a commercial parcel, or on a residential parcel that can be further subdivided, or on a parcel in the RD-1, RD-2, or RD-3 zones, provided that the tree is not a willow, fruit tree, eucalyptus, alder cottonwood, pine (Pinus spp.), catalpa (Catalpa spp.), fruitless mulberry (Morus spp.), privet (Ligustrum spp.), tree of heaven (Ailanthus altissima), or palm (Acoelorrphe spp.)

Based on the above definition, four native oaks were considered Protected.

The Municipal Code includes detailed requirements for construction activities performed around trees and within tree protection zones (Sec. 106.39.050. - *Standard Policies and Procedures for Approved Work*). These procedures will be included in the Tree Preservation Guidelines section of this report.

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Discussion of Impacts and Recommendations

The following plans were reviewed to estimate tree impacts.

- A1.1 *Site Plan* (02.03.26)

Plans show redevelopment of the entire site. A perimeter wall will be constructed on the west, north, and east sides of the site. Wall construction information was not provided.

All nine trees within the Limit of Work will be removed to accommodate construction, including 3 protected trees (#26-28).

Impacts to off-site trees

Sixteen (16) off-site trees were located within 12" of the property line and will be significantly impacted by perimeter wall construction. Demolition of existing walls and fences could damage trees, but excavation for footings will have the greatest impacts on tree health and stability from root damage. **These 16 trees will likely need to be removed, including valley oak #22 which is *Protected*.**

The trunks of four off-site trees (#21, 23-25) whose trunks were within 4' to 10' of the property line will incur some root damage from footing construction. Consider installing the perimeter wall on piers to minimize damage to off-site trees. No footings shall be installed within 5' of tree trunks.

Adhering to the tree preservation guidelines in the next section will ensure root impacts to off-site trees are kept to a minimum.

A total of 25 trees is proposed for removal. Four additional trees outside the LOW may incur significant impacts if preservations recommendations are not followed.

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Tree Preservation Guidelines

Design recommendations

1. Obtain the "exact vertical and horizontal locations" of all Protected trees (off-site tree #22, and on-site trees #26-28). Include the survey data on all site, civil, and construction plans.
2. Provide sufficient clearance between trees and proposed features to avoid damage to roots.
3. A tree protection zone (TPZ) should be established for all trees to be preserved.
    a. See tree protection zone dimensions for the following trees.
        i. Tree #21: 7.5' radius
        ii. Tree #23: 19.5' radius
        iii. Tree #24: 17.5' radius
        iv. Tree #25: 13.5' radius
4. Underground services including utilities, sub-drains, water or sewer shall be routed around the tree protection zone (TPZ).
    a. If encroachment into the TPZ cannot be avoided, tunneling under roots shall be employed to minimize root injury.
5. Utilize novel design and construction techniques to preserve roots where utilities or features must be within tree TPZs.
6. Use piers instead of continuous footings for perimeter walls.
7. All plans affecting trees shall be reviewed by the Project Arborist. These include, but are not limited to, demolition plans, grading and utility plans, landscape, and irrigation plans.

Pre-construction

1. The construction superintendent shall meet with the Project Arborist before beginning work to discuss work procedures and tree protection.
2. Install tree protection fencing around trees before starting any demolition, grubbing, or grading. If the fencing obstructs access and makes construction unfeasible, the arborist will recommend alternative root zone protection measures to prevent root compaction.
    a. The tree protection zone shall be clearly marked by a minimum **five-foot high chain link fence**.
    b. Duration: Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the written authorization from the Community Development Department prior to removing a tree protection fence.
    c. Warning sign: Each tree fence shall have four prominently displayed a 24"x36" sign stating: "**Warning—Tree Protection Zone—This fence shall not be removed or relocated without written authorization from the Citrus Heights Community Development Department**."
        i. Do not attach signs, wire, or rope to any protected tree.

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

3. Pruning trees to provide construction and access clearance may be required.
    a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2019) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    b. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent possible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Construction

1. Tree protection fence layout must be approved by the Community Development Department. Fences must remain in this configuration throughout construction.
2. No construction activities shall occur within tree protection fencing. Construction activities include, but are not limited to:
    i. Vehicle or pedestrian traffic
    ii. Materials storage
    iii. Vehicle exhaust
    iv. Concrete cleanout water dumping
    b. If tree protection fencing dimensions need to be reduced to allow for site access, contact the Project Arborist or Community Development Department for alternative root protection measures.
    c. After construction is complete, tree protection fencing may be moved as needed for hardscape and landscape installation. Contact Project Arborist or Community Development Department prior to removal.
3. Demolition of structures, paving, utilities, and features within tree protection zones shall be done carefully avoid damaging roots.
4. **Trenching within tree protection zones may only be conducted with hand tools or compressed air tools**.
5. **Contact the Project arborist if live roots over one inch in diameter are encountered at any time**, in any location. If cutting is permitted, prune with a sharp saw or bypass pruners, as close as practical to the edge of the disturbed area.
6. If excavated areas are to be left open for longer than 3-4 days, cover exposed or severed roots with burlap or jute fabric.
7. Irrigate fabric daily to keep fabric moist until excavation work is completed.
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Maintenance of remaining trees

Preserved trees may require additional maintenance due to changes in their growing environment after construction. Regular monitoring of tree health and structural stability is essential. Occasional pruning, fertilization, mulching, pest management, replanting, and irrigation may be necessary. As trees age, the likelihood of failure of branches or entire trees increases; therefore, annual inspection for hazard potential is recommended.

Please feel free to contact me if you have any questions about my observations or recommendations.

Sincerely,



Deanne (Goff) Ecklund
Registered Consulting Arborist #647
ISA Consulting Arborist #WE-9067A
ISA Qualified Tree Risk Assessor

Attached

Tree Inventory Map
Tree Inventory + Assessment

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Fire Station 23 Tree Inventory Map

Attachment 5

6421 Greenback Lane, Citrus Heights

May 2026



Tree locations are approximate.

= on site tree
= off site tree

CALYX TREE + LANDSCAPE CONSULTING, LLC
decklund.arborist@gmail.com 650.935.5822

Deanne Ecklund (Goff)
Certified Arborist WE9067-A

Fire Station 23 Inventory + Assessment

Tree #	Common name	Diam. (in.)	Diameter notes	Height (feet)	Cond. %	Protected?	Suitability for Preservation	Location description &/or approx. dist. to fence/wall	Notes
1	Eastern redbud	8		15	55	no	Low	Planter strip	Asymmetrical crown. Large vertical trunk decay.
2	Japanese black pine	18	Estimated	25	45	no	Low	8" to fence	Ivy restricted access/visual. Lean. Asymmetrical crown. Buried trunk flare.
3	Glossy privet	6.5		25	55	no	Low	Touching fence	Buried trunk flare.
4	Eastern redbud	8.5	at 1.5' above grade	18	65	no	Moderate	2.5' from fence	Multiple stems (4.5", 4.5", 3.5", 2.5"). Bark inclusions.
5	Chinese fringe tree	7	at 2' above grade	15	60	no	Moderate	Planter	Bark inclusions. Trunk decay. Codominant stems.
6	Chinese pistache	5		20	70	no	Moderate	Lawn	Asymmetrical crown - phototropic due to oak competition. Branches touch roof of fire station.
7	Camphor	6.5	at 1' above grade	20	41	no	Low	Raised planter. Touching fence	Off site. Significant hardscape/drain conflict.
8	Juniper	18.5	2' above grade	25	45	no	Low	Raised planter. 6" to fence	Off site. Codominant stems (15", 13"). Bark inclusions. Dead wood/dieback.
9	Juniper	18.5	at 3' above grade	25	45	no	Low	1' to fence	Off site. Codominant stems. Twisting branches. Bark inclusions. Dead wood
10	Juniper	13		25	50	no	Low	10" to fence	Off site. Dead wood
11	Xylosma	12.5		27	50	no	Low	1' to fence	Off site. Dead wood, bark inclusions, twisting branches
12	Xylosma	13.5	2' above grade	23	45	no	Low	1' to fence	Off site. Codominant stems (11", 9"). Asymmetrical crown. Twisting branches. Bark inclusions. Dead wood.

Calyx Tree + Landscape Consulting, LLC
decklund.arborist@gmail.com 650.935.5822

Fire Station 23 Inventory + Assessment

Tree #	Common name	Diam. (in.)	Diameter notes	Height (feet)	Cond. %	Protected?	Suitability for Preservation	Location description &/or approx. dist. to fence/wall	Notes
13	Japanese black pine	18.5		30	41	no	Low	6" to fence	Off site. Previously root pruned. Limited space/planter. Girdling roots. Thin canopy. Asymmetrical crown. Dead wood
14	Japanese black pine	19		24	30	no	Low	1' to fence	Off site. Significant asymmetrical crown. Girdling roots. Damage/decay to large surfacing roots. Dead wood
15	Xylosma	10	at 2.5' above grade	16	45	no	Low	1' to fence	Off site. Codominant stems (estimated 8.5", 8.5"). Asymmetrical crown. Crossing limbs. Dead wood. Limited space.
16	Glossy privet	11	Estimated	23	41	no	Low	Embedded w/in fence	Off site. Three stems fused together. Twisting stems.
17	Xylosma	9		25	45	no	Low	Embedded w/in fence	Off site. Ivy. Buried trunk flare. Dead wood.
18	Xylosma	9		19	41	no	Low	6" to fence	Off site. Ivy. Buried trunk flare. Dead wood. Twisting branches
19	Xylosma	10.5		22	45	no	Low	6" to wall	Off site. Ivy. Dead wood. Twisting branches
20	Xylosma	9.5	at 2.5' above grade	23	40	no	Low	6" to wall. Upper crown resting on wall.	Off site. Codominant stems (9.5", 5.5"). Significant ivy. Dead wood. Twisting branches.
21	Trident maple	7.5		27	60	no	Moderate	6' to wall	Off site. Thin canopy. Dead wood. Codominant stems
22	Valley oak	14	Estimated	45	65	yes	Moderate	Embedded w/in fence	Off site. No access to measure trunk. Buried trunk flare on one side. Lacks lower laterals. Fence will need to be modified if retained.

Fire Station 23 Inventory + Assessment

Tree #	Common name	Diam. (in.)	Diameter notes	Height (feet)	Cond. %	Protected?	Suitability for Preservation	Location description &/or approx. dist. to fence/wall	Notes
23	White mulberry	19.5		28	50	no	Low	4' to fence	Off site. Large surfacing buttress roots. Old conk/fruiting body and gall on lower trunk flare. Dead wood. Heavily pruned and topped in past. Codominant stems. Tip dieback.
24	White mulberry	17.5		28	50	no	Low	10' to fence	Off site. Large surfacing buttress roots. Dead wood. Heavily pruned and topped in past. Codominant stems. Tip dieback.
25	White mulberry	13.5		25	55	no	Moderate	5' to fence	Off site. Large surfacing buttress roots. Dead wood. Heavily pruned and topped in past. Codominant stems. Tip dieback.
26	Coast live oak	13	Estimated	23	40	yes	Low	Embedded w/in fence	Embedded and growing through fence
27	Valley oak	7	Estimated	25	40	yes	Low	Embedded w/in fence	Embedded and growing through fence
28	Valley oak	9	Estimated	22	40	yes	Low	Embedded w/in fence	Embedded and growing through fence. Lean. Asymmetrical crown
29	Glossy privet	6.5		17	55	no	Low	4" to fence	Off site. Codominant stems. Bark inclusions. Dead wood.

PROPERTY ACCESS AND TREE REMOVAL CONSENT

Requesting Entity: Sacramento Metropolitan Fire District
Property Owner: Heritage Manor Homeowners Association
Subject Properties: APN 229-0030-016-0000 (Sacramento Metropolitan Fire District)
APN 229-0800-037-0000 (Heritage Manor Homeowners Association)

1. Background

The Sacramento Metropolitan Fire District ("District") is planning the demolition and reconstruction of Fire Station 23, located at 6421 Greenback Lane, Citrus Heights, California (APN 229-0030-016-0000), including removal of the existing fence along the property line shared with the Heritage Manor Homeowners Association ("Owner") and construction of a permanent perimeter CMU site wall.

The project Arborist Report obtained by the District has identified fourteen (14) trees located on or within 12 inches offsite of the property line shared by the District and the Owner that will be impacted by the proposed improvements. Due to the location of the identified trees and their root systems, the trees cannot reasonably be retained while completing the proposed work without potentially causing significant damage to the trees or compromising the proper construction and long-term integrity of the new wall.

In addition, one (1) additional tree located on the Owner's property approximately 4 to 10 feet from the existing fence/proposed wall may be affected by construction activities, and further evaluation is necessary to determine if the tree can be preserved.

2. Authorization to Access Property

The undersigned Owner hereby grants the District, its employees, consultants, surveyors, arborists, contractors, and other authorized representatives reasonable access to the adjacent property for the limited purpose of:

- Locating and surveying trees near the shared property line;
- Documenting the location, size, and condition of existing trees;
- Evaluating tree root zones and potential impacts from the proposed improvements;
- Performing other reasonable investigations necessary to determine whether trees can be preserved; and
- Coordinating and planning construction activities associated with the proposed fence and CMU wall.

The District will coordinate access with the Owner in advance and will make reasonable efforts to minimize disruption to the Owner's property. Access will be limited to the areas and activities reasonably necessary to perform the work described above.

3. Consent to Tree Removal

The undersigned Owner consents to the removal of up to fifteen (15) trees, as identified on the attached Site Plan, located on or adjacent to the shared property line that are determined by the District and its project arborist to conflict with removal of the existing fence and construction of the proposed CMU wall and cannot reasonably be preserved. This consent includes trees that:

- Have grown into or become embedded within the existing fence;
- Are located within approximately 12 inches of the existing fence or proposed wall construction area; and/or

- Have root systems that conflict with the excavation, footing, or other construction necessary to construct the proposed wall.

The District will make reasonable efforts to preserve the tree located approximately 4 to 10 feet from the existing fence/proposed wall. Preservation of this tree will be evaluated based on field verification, the project arborist's recommendations, and the feasibility of constructing the improvements without causing unacceptable impacts to the tree.

This consent does not constitute authorization for removal of trees that are determined to be reasonably preservable or that do not conflict with the proposed improvements.

4. Cost and Responsibility
The District agrees to pay all costs associated with the removal and disposal of trees covered by this consent, as well as for the costs of removing the existing fence and constructing the proposed CMU site wall.

5. Restoration of Property
The District and its authorized representatives will exercise reasonable care to avoid unnecessary disturbance to the Owner's property. Any minor disturbance to the property resulting directly from authorized surveying, tree evaluation, or tree removal activities will be reasonably restored by the District or its contractor.

6. No Transfer of Property Rights
This consent provides authorization only for the access and activities specifically described herein. It does not grant the District any ownership interest, easement, right-of-way, or other permanent property interest in the Owner's property, nor does it modify the existing property boundary.

7. Consent
The undersigned hereby certifies that they are the Owner or an authorized agent of the Owner, and voluntarily provide the District with the property access and tree removal consent described herein.

OWNER

Signature: Lorena Hernandez
Lorena Hernandez (Sep 2, 2026 10:35:06 PDT)

Name: Lorena Hernandez

Title: Board President, Heritage Manor HOA

Date: 09/02/26

ACCEPTED BY DISTRICT

Signature: Adam Mitchell
Adam Mitchell (Sep 2, 2026 15:30:45 PDT)

Name: Adam Mitchell

Title: Acting Fire Chief

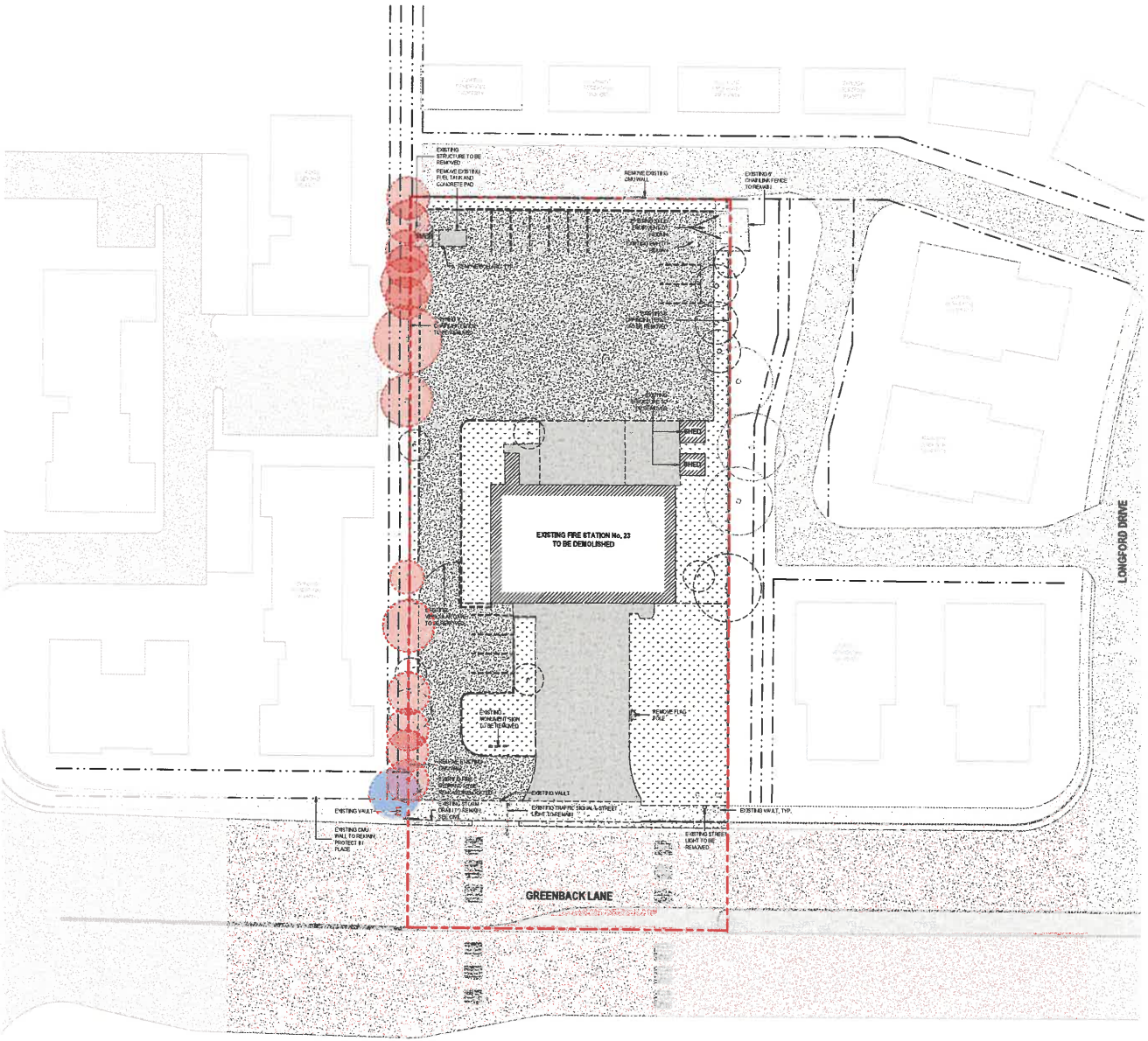
Date: 09/02/26

Please check one:

_____ I am the Owner

_X_ I am the Owner's authorized agent

Attachment: Site Plan



D1 DEMO SITE PLAN
SCALE 1" = 20'-0"

LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING PAVERS
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO DEMO
- EXISTING TREE TO REMAIN

coar DESIGN GROUP

PROJECT:
METRO FIRE SACRAMENTO
FIRE STATION 23
6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/29/26
PLANNING SUBMITTAL	06/11/26
SD PACKAGE (30%)	07/27/26

NOT FOR CONSTRUCTION

PROJECT NUMBER:
260203A

SHEET TITLE:
DEMO SITE PLAN

SHEET NUMBER:
AD1.1

PROPERTY ACCESS AND TREE REMOVAL CONSENT

Requesting Entity: Sacramento Metropolitan Fire District
Property Owner: Heritage Manor Homeowners Association
Subject Properties: APN 229-0030-016-0000 (Sacramento Metropolitan Fire District)
APN 229-0800-037-0000 (Heritage Manor Homeowners Association)

1. Background

The Sacramento Metropolitan Fire District ("District") is planning the demolition and reconstruction of Fire Station 23, located at 6421 Greenback Lane, Citrus Heights, California (APN 229-0030-016-0000), including removal of the existing fence along the property line shared with the Heritage Manor Homeowners Association ("Owner") and construction of a permanent perimeter CMU site wall.

The project Arborist Report obtained by the District has identified fourteen (14) trees located on or within 12 inches offsite of the property line shared by the District and the Owner that will be impacted by the proposed improvements. Due to the location of the identified trees and their root systems, the trees cannot reasonably be retained while completing the proposed work without potentially causing significant damage to the trees or compromising the proper construction and long-term integrity of the new wall.

In addition, one (1) additional tree located on the Owner's property approximately 4 to 10 feet from the existing fence/proposed wall may be affected by construction activities, and further evaluation is necessary to determine if the tree can be preserved.

2. Authorization to Access Property

The undersigned Owner hereby grants the District, its employees, consultants, surveyors, arborists, contractors, and other authorized representatives reasonable access to the adjacent property for the limited purpose of:

- Locating and surveying trees near the shared property line;
- Documenting the location, size, and condition of existing trees;
- Evaluating tree root zones and potential impacts from the proposed improvements;
- Performing other reasonable investigations necessary to determine whether trees can be preserved; and
- Coordinating and planning construction activities associated with the proposed fence and CMU wall.

The District will coordinate access with the Owner in advance and will make reasonable efforts to minimize disruption to the Owner's property. Access will be limited to the areas and activities reasonably necessary to perform the work described above.

3. Consent to Tree Removal

The undersigned Owner consents to the removal of up to fifteen (15) trees, as identified on the attached Site Plan, located on or adjacent to the shared property line that are determined by the District and its project arborist to conflict with removal of the existing fence and construction of the proposed CMU wall and cannot reasonably be preserved. This consent includes trees that:

- Have grown into or become embedded within the existing fence;
- Are located within approximately 12 inches of the existing fence or proposed wall construction area; and/or

- Have root systems that conflict with the excavation, footing, or other construction necessary to construct the proposed wall.

The District will make reasonable efforts to preserve the tree located approximately 4 to 10 feet from the existing fence/proposed wall. Preservation of this tree will be evaluated based on field verification, the project arborist's recommendations, and the feasibility of constructing the improvements without causing unacceptable impacts to the tree.

This consent does not constitute authorization for removal of trees that are determined to be reasonably preservable or that do not conflict with the proposed improvements.

4. Cost and Responsibility
The District agrees to pay all costs associated with the removal and disposal of trees covered by this consent, as well as for the costs of removing the existing fence and constructing the proposed CMU site wall.

5. Restoration of Property
The District and its authorized representatives will exercise reasonable care to avoid unnecessary disturbance to the Owner's property. Any minor disturbance to the property resulting directly from authorized surveying, tree evaluation, or tree removal activities will be reasonably restored by the District or its contractor.

6. No Transfer of Property Rights
This consent provides authorization only for the access and activities specifically described herein. It does not grant the District any ownership interest, easement, right-of-way, or other permanent property interest in the Owner's property, nor does it modify the existing property boundary.

7. Consent
The undersigned hereby certifies that they are the Owner or an authorized agent of the Owner, and voluntarily provide the District with the property access and tree removal consent described herein.

OWNER

Signature: Lorena Hernandez
Lorena Hernandez (Sep 2, 2026 10:35:06 PDT)

Name: Lorena Hernandez

Title: Board President, Heritage Manor HOA

Date: 09/02/26

ACCEPTED BY DISTRICT

Signature: Adam Mitchell
Adam Mitchell (Sep 2, 2026 15:30:45 PDT)

Name: Adam Mitchell

Title: Acting Fire Chief

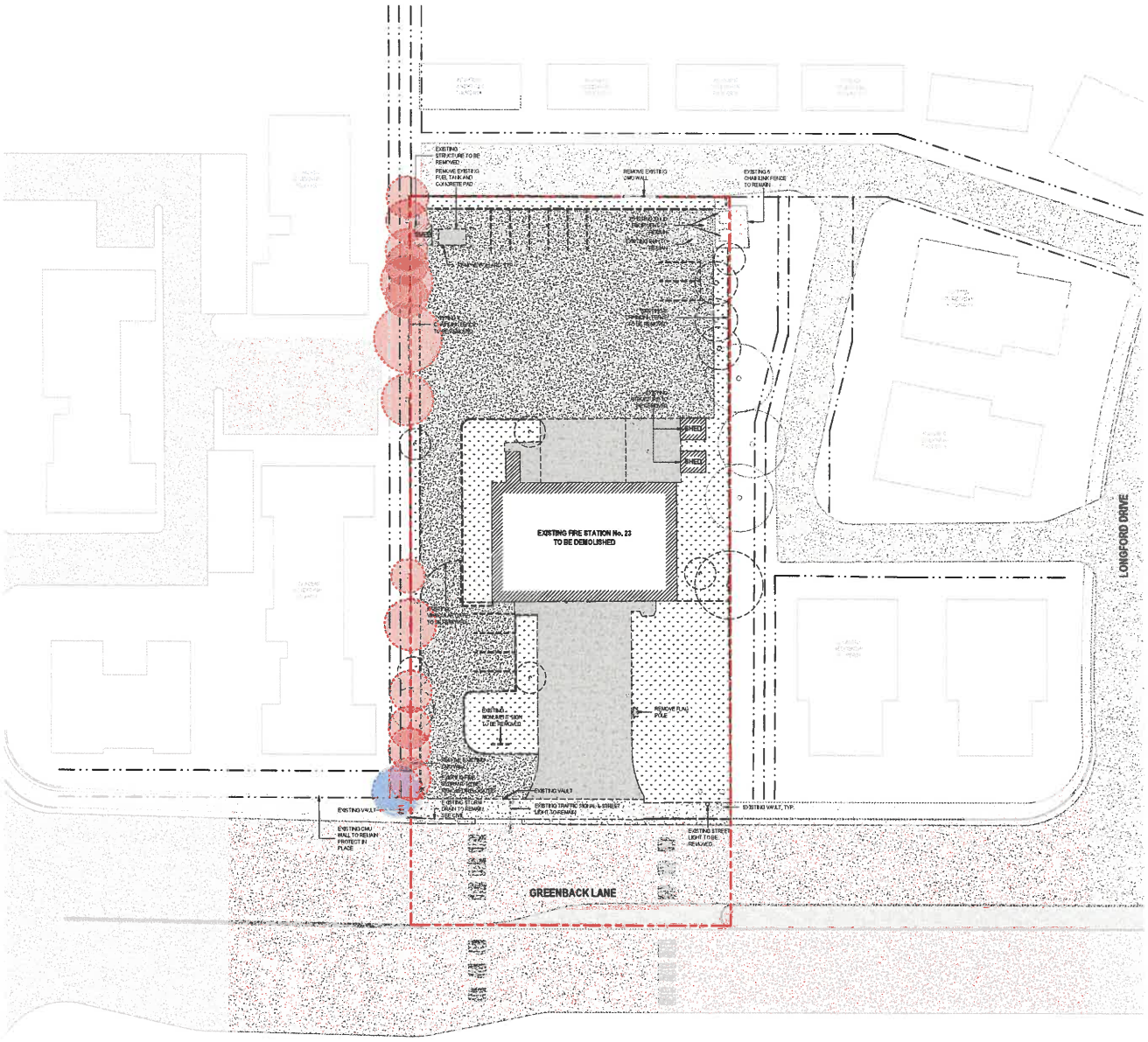
Date: 09/02/26

Please check one:

_____ I am the Owner

_X_ I am the Owner's authorized agent

Attachment: Site Plan



D1 DEMO SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING PAVERS
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO DEMO
- EXISTING TREE TO REMAIN

coar DESIGN GROUP

PROJECT:
METRO FIRE SACRAMENTO
FIRE STATION 23
6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

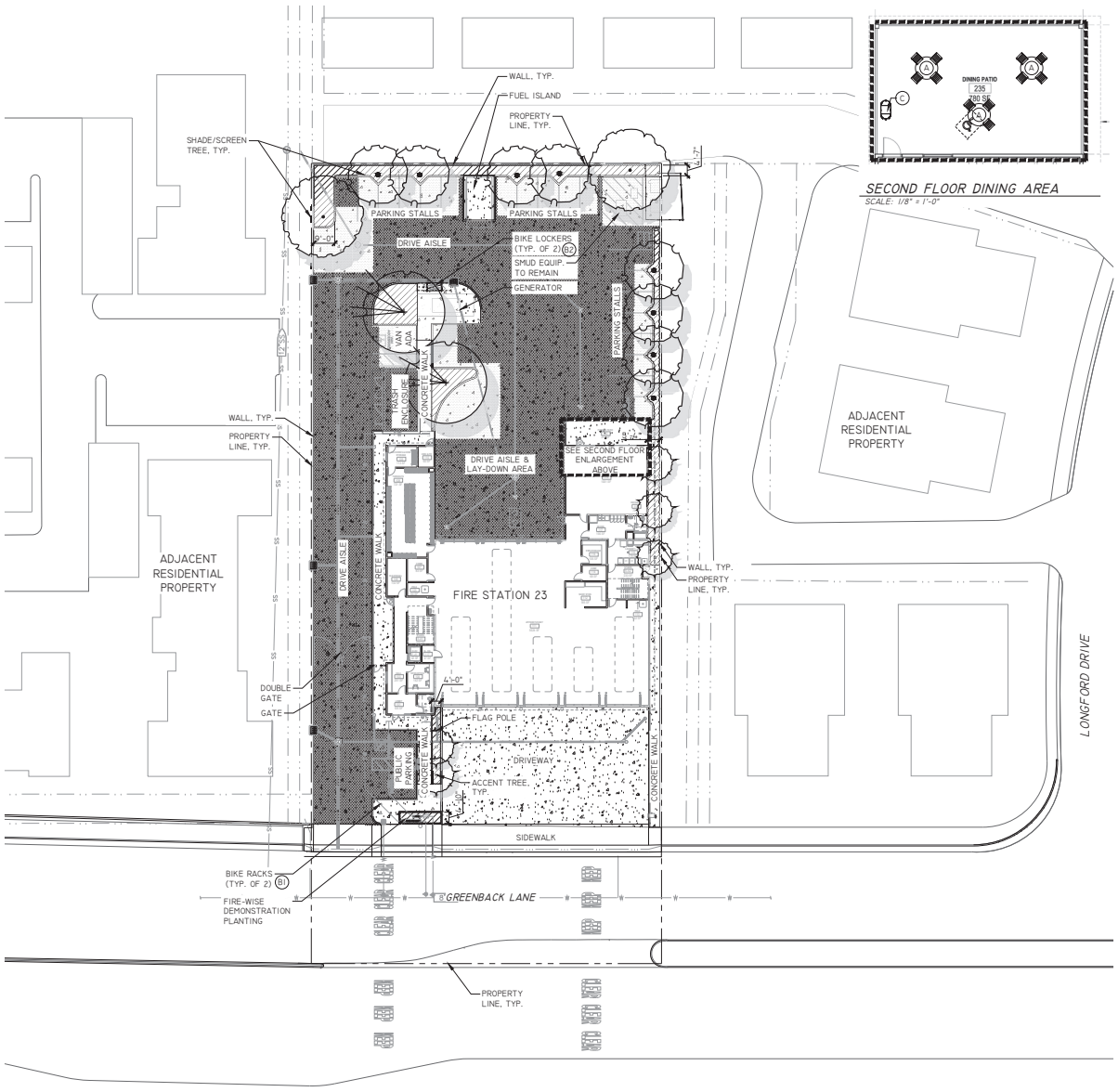
DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/29/26
PLANNING SUBMITTAL	06/11/26
SD PACKAGE (30%)	07/27/26

NOT FOR CONSTRUCTION

PROJECT NUMBER:
260203A

SHEET TITLE:
DEMO SITE PLAN

SHEET NUMBER:
AD1.1



PRELIMINARY MWELO STATEMENT

"I WILL COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLAN"

06/12/2026

RIC J. HENDRICKS — DATE
REGISTERED LANDSCAPE ARCHITECT #5094

PRELIMINARY PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
STREET/SHADE TREES						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	-	SINGLE TRUNK
*FRA LAT	FRAXINUS LATIFOLIA	OREGON ASH	M	24" BOX	-	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLRA	MAGNOLIA	M	24" BOX	-	SINGLE TRUNK
*QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	-	MULTI TRUNK
*QUE DOU	QUERCUS DOUGLASII	BLUE OAK	VL	24" BOX	-	SINGLE TRUNK
ZEL CIT	ZELKOVA 'CITY SPRITE'	ZELKOVA	M	24" BOX	-	SINGLE TRUNK
ACCENT TREES						
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	L	15 GAL.	-	SINGLE TRUNK
LAG SSP	LAGERSTROEMIA SSP.	CREPE MYRTLE	L	15 GAL.	-	SINGLE TRUNK
CAR FRA	CARPINUS 'FRANS FONTAINE'	HORNBEAM	M	15 GAL.	-	SINGLE TRUNK
*CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	15 GAL.	-	MULTI TRUNK
LARGE/SCREEN SHRUBS (>5' O.C.)						
DEN HAR	DENDROMECON HARFORDII	ISLAND BUSH POPPY	VL	5 GAL.	-	10' O.C. SPACING
*HET ARB	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'	DAVIS GOLD TOYON	VL	5 GAL.	-	10' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	-	5' O.C. SPACING
PRU ILI	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	L	5 GAL.	-	10' O.C. SPACING
*RHA EVE	RHAMNUS 'EVE CASE'	CAL. COFFEEBERRY	L	5 GAL.	-	6' O.C. SPACING
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
*COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	5 GAL.	-	4' O.C. SPACING
DIE GRA	DIETES GRANDIFLORA 'VARIEGATA'	FORTNIGHT LILY	L	5 GAL.	-	3' O.C. SPACING
GRE SUP	GREVILLEA 'SUPURB'	SUPERB GREVILLEA	L	5 GAL.	-	4' O.C. SPACING
*PEN MAR	PENSTEMON 'MARGARITA BOP'	FOOTHILL PENSTEMON	L	1 GAL.	-	3' O.C. SPACING
*PHO YEL	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	L	5 GAL.	-	4' O.C. SPACING
*SAL GRE	SALVIA GREGGII 'FLAME'	AUTUMN SAGE	L	1 GAL.	-	3' O.C. SPACING
*TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	5 GAL.	-	4' O.C. SPACING
SMALL SHRUBS (<2.5' O.C)						
*ACH TER	ACHILLEA 'TERRACOTTA'	YARROW	L	1 GAL.	-	2' O.C. SPACING
*MON VIL	MONARDELLA VILLOSA	COYOTE MINT	VL	1 GAL.	-	18" O.C. SPACING
SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L	1 GAL.	-	2' O.C. SPACING
*STA BYZ	STACHYS BYZANTINA	LAMB'S EAR	L	1 GAL.	-	2' O.C. SPACING
VER BON	VERBENA BONARIENSIS 'LOLLIPOP'	LOLLIPOP VERBENA	L	1 GAL.	-	2' O.C. SPACING
GRASSES/GRASS-LIKE						
*BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	L	1 GAL.	-	2' O.C. SPACING
DES CAE	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	L	1 GAL.	-	2' O.C. SPACING
*JUN BAL	JUNCUS BALTICUS	BALTIC RUSH	L	1 GAL.	-	2' O.C. SPACING
LOM SEA	LOMANDRA 'SEASCAPE'	SEASCAPE MAT RUSH	L	1 GAL.	-	3' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	-	4' O.C. SPACING
GROUNDCOVERS						
*CRA MUL	CRASSULA MULTICAVA	FAIRY CRASSULA	L	1 GAL.	-	3' O.C. SPACING
*COT LOW	COTONEASTER 'LOWFAST'	BEARBERRY	L	1 GAL.	-	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETAE	SILVER CARPET	L	1 GAL.	-	18" O.C. SPACING
*MYO PUT	MYOPORUM 'PUTAH CREEK'	MYOPORUM	L	1 GAL.	-	5' O.C. SPACING
THY PIN	THYMUS 'PINK CHINTZ'	CREEPING THYME	L	1 GAL.	-	18" O.C. SPACING

*FIRE RESISTANT DEMONSTRATION GARDEN PLANT SPECIES, MARIN COUNTY FIRE SAFE, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, PYROPHYTIC VS. FIRE RESISTANT PLANTS, OCT. 1998

PRELIMINARY BIORETENTION PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
TREES						
*CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	15 GAL.	-	MULTI-TRUNK
*QUE DOU	QUERCUS DOUGLASII	BLUE OAK	L	24" BOX	-	SINGLE-TRUNK
BASIN						
*CAR BAR	CAREX BARBARAE	VALLEY SEDGE	L	1 GAL.	-	18" O.C. SPACING
*JUN EFF	JUNCUS EFFUSUS	SOFT RUSH	M	1 GAL.	-	2' O.C. SPACING
*MIM CAR	MIMULUS CARDINALIS	MONKEY FLOWER	M	1 GAL.	-	2' O.C. SPACING
*SOL CAL	SOLIDAGO CALIFORNICA	CAL. GOLDENROD	L	1 GAL.	-	3' O.C. SPACING
BANK/UPLAND						
*ACH MIL	ACHILLEA MILLEFOLIUM	COMMOM YARROW	L	1 GAL.	-	2' O.C. SPACING
*MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	-	4' O.C. SPACING
*ROS CAL	ROSA CALIFORNICA	CAL. WILD ROSE	L	1 GAL.	-	5' O.C. SPACING
*SAL SON	SALVIA SONOMENSIS	SONOMA SAGE	L	1 GAL.	-	5' O.C. SPACING

*SACRAMENTO STORM WATER QUALITY DESIGN MANUAL, GROW WATER, AND CITRUS HEIGHTS LANDSCAPE GUIDELINES RECOMMENDED PLANTS FOR LID AREAS. PLANTS ABOVE MAY ALSO BE USED IN OTHER LANDSCAPE AREAS.

SHADE CALCULATIONS

NEW PARKING STALL TOTAL AREA (S.F.)	SHADED (S.F.)	% OF TOTAL AREA
4,345	2,075	47.8%
NEW HARDSCAPE TOTAL AREA (S.F.)	SHADED (S.F.)	% OF TOTAL AREA
19,981	3,269	16.4%
NEW LANDSCAPING TOTAL AREA (S.F.)	SHADED (S.F.)	% OF TOTAL AREA
2,244	1,916	85.4%

CONSTRUCTION LEGEND

PA PLANTING AREA
TYP. TYPICAL

[1] REFER TO MATERIAL SCHEDULE

(A) REFER TO AMENITIES SCHEDULE

MATERIAL & AMENITIES SCHEDULE

[1] CONCRETE PAVING - PER CIVIL DRAWINGS.

(A) PICNIC TABLE - TO BE DUMOR #295-40TMR, 42" DIA. 3 & 4 SEAT STEEL/WOOD TABLE, COLOR TBD. (TYP. OF 3)

(B1) BICYCLE RACK - DUMOR #290-00/S-1 BIKE RACK, COLOR TBD. (TYP OF 2)

(B2) BICYCLE LOCKER (STAFF) - TO BE DERO DOUBLE LOCKER W38" X D76" X H49" W/ COLOR TBD & PADLOCK/U-LOCK HANDLE, TO BE (TYP. OF 1 - 2 BIKES).

(C) TRASH/RECYCLING RECEPTACLES - TO BE DUMOR #435-72SH, 3 SIDE DEPOSIT W/SHIELD, COLOR TBD. (TYP. OF 1).

NOTES

1. REFER TO ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING WALL, FENCE AND GATE DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING STORM WATER FEATURES.
3. REFER TO SHEET L2.0 FOR SITE AMENITIES & DESIGN STATEMENT.

GRAPHIC SCALE
0 20 40
(IN FEET)
1 INCH = 20 FT

LANDSCAPE ARCHITECT
P.L.A. 5094
11/30/24
Date
Ric J. Hendricks
PLA 5094 Exp. 11/30/2024

coar DESIGN GROUP
2200 STREET SANTA ROSA, CA 95404
707.568.8177 | www.coargroup.com

INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE
1506 6TH STREET SANTA ROSA, CALIFORNIA 95404
707.852.3500
WWW.INTEGRAPLA.COM

PROJECT:

METRO FIRE SACRAMENTO

FIRE STATION 23

6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

DESCRIPTION:	DATE:
SD PROGRESS (50%)	05/07/26
PLANNING SUBMITTAL	06/12/26

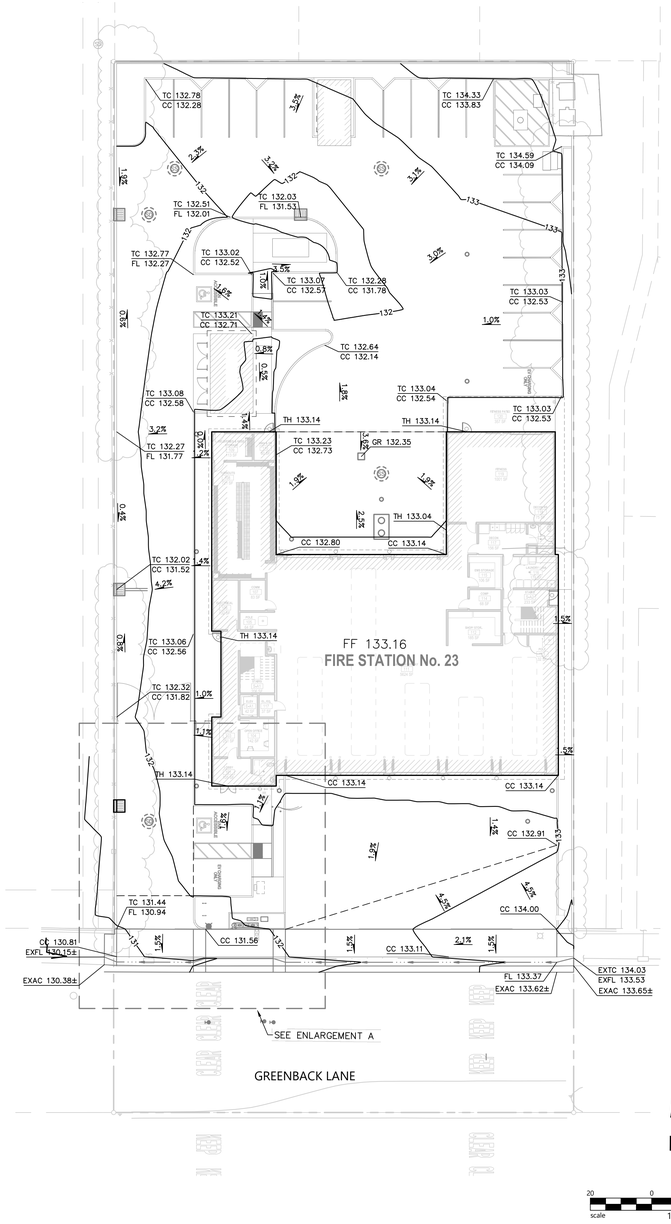
NOT FOR CONSTRUCTION

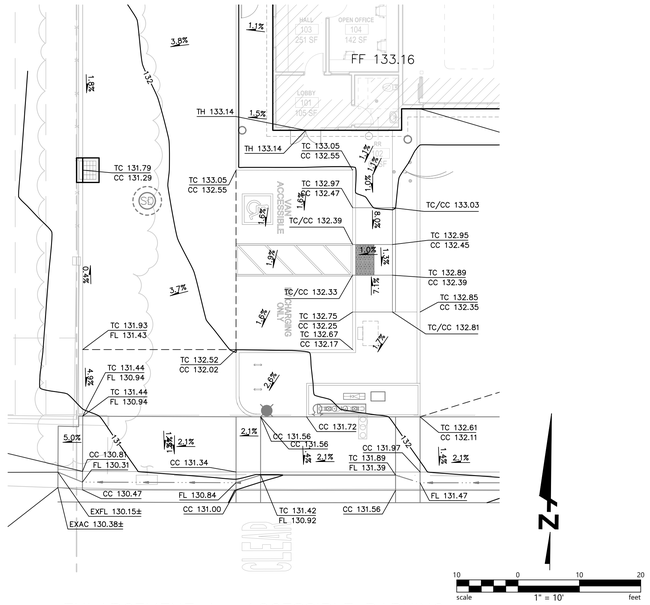
PROJECT NUMBER:
260203A

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L1.0

Jun 11, 2026 - 10:35am
G:\Shared drives\Projects\Server\25-074\dwg\2_Schematic\SD_FS #25\25-074_23_LSTE.dwg





ENLARGEMENT A –ACCESSIBLE PARKING

GRADING LEGEND

—100— PROPOSED CONTOUR

—99— EXISTING CONTOUR

– – – – – GRADE BREAK

FF XX.XX ELEVATION LABEL:

CC	CONCRETE
EG	EXISTING GRADE
FF	FINISHED FLOOR
GND	GROUND
GR	GRATE ELEVATION

GRADING NOTES

1. PROPOSED SITE PLAN AND UTILITIES HAS BEEN SCREENED FOR CLARITY.
2. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE–TENTH OF A FOOT IN LANDSCAPED AREAS AND TWO–HUNDREDTHS OF A FOOT IN HARDSCAPED OR PAVED AREAS. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
4. CONTRACTOR SHALL FIELD VERIFY FINISHED FLOOR ELEVATIONS OF EXISTING BUILDINGS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR SHALL TAKE CAUTION WHEN GRADING ADJACENT TO EXISTING BUILDINGS, TO PROTECT EXISTING FOUNDATIONS AND TO NOT TO COVER EXISTING VENTS.
6. RIMS OF UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE IN AREAS OF RE–GRADING. IN PAVED AREAS, ELEVATION DIFFERENCE SHALL NOT BE MORE THAN ¼ INCH BETWEEN RIMS AND ADJACENT SURFACE.

ACCESSIBILITY NOTES

1. SPOT ELEVATIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO ACHIEVE SLOPES ON FINISHED SURFACES COMPLYING WITH THE ACCESSIBILITY PROVISIONS IN THE CALIFORNIA BUILDING CODE (CBC).
2. ENSURE COMPLIANCE WITH THE FOLLOWING CODE REQUIREMENTS IN THE FINISHED CONSTRUCTION:
   a. ENSURE WALKING SURFACES HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%).
   b. ENSURE RAMPS HAVE A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%).
   c. ENSURE LANDINGS, ACCESSIBLE PARKING STALLS, STRIPED ACCESS AISLES, PASSENGER DROP–OFF AND LOADING ZONES, AND TURNING SPACES HAVE SLOPES NOT EXCEEDING 1:48 (2.08%) IN ANY DIRECTION.
   d. ENSURE FLUSH TRANSITIONS BETWEEN SURFACES THAT ARE FREE OF ABRUPT CHANGES AND DO NOT IMPEDE DRAINAGE.
3. THE MAXIMUM SLOPES ARE BASED ON THE CALIFORNIA BUILDING CODE, CHAPTER 11B. IF THE AUTHORITY HAVING JURISDICTION (AHJ) SPECIFIES LOWER MAXIMUM SLOPES, THOSE REQUIREMENTS SHALL GOVERN.
4. CHECK FORMS FOR COMPLIANCE BEFORE POURING CONCRETE.
5. CHECK BASE LAYER SLOPES FOR COMPLIANCE BEFORE PAVING OR PLACING SURFACE TREATMENTS.
6. ACCESSIBILITY CODES AND STANDARDS DO NOT ALLOW FOR CONSTRUCTION TOLERANCES. ENSURE MAXIMUM SLOPES ARE NOT EXCEEDED IN FINISHED CONSTRUCTION.
7. VERIFY ALL CONSTRUCTED SLOPES FOR COMPLIANCE USING A 2–FOOT SMART LEVEL OR DIGITAL INCLINOMETER WITH AN ACCURACY OF ±0.05° OR TIGHTER.

ESTIMATES OF PROBABLE EARTHWORK QUANTITIES

TOTAL CUT	282 CY
TOTAL FILL	312 CY
NET FILL	30 CY (FILL/IMPORT)

NOTE:
1. EARTHWORK ESTIMATE WERE CALCULATED USING THE DIFFERENCE FROM FINISHED GRADE TO EXISTING SURFACE.
2. GRADING QUANTITIES ARE SHOWN FOR PERMITTING PURPOSES ONLY
3. QUANTITIES PROVIDED DO NOT INCLUDE PAVEMENT SECTIONS, FOOTINGS, AND TRENCH SPOILS.

(STAMP)

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

BKF
BKF ENGINEERS
980 9TH STREET, SUITE 2300
SACRAMENTO, CA 95814
(916) 556-5800 | www.bkf.com
BKF NO# C2025213-61

REGISTERED PROFESSIONAL ENGINEER CATYN NGUYEN C 88954 EXP. 9/30/26 CIVIL STATE OF CALIFORNIA

PROJECT:

METRO FIRE SACRAMENTO

FIRE STATION 23

6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

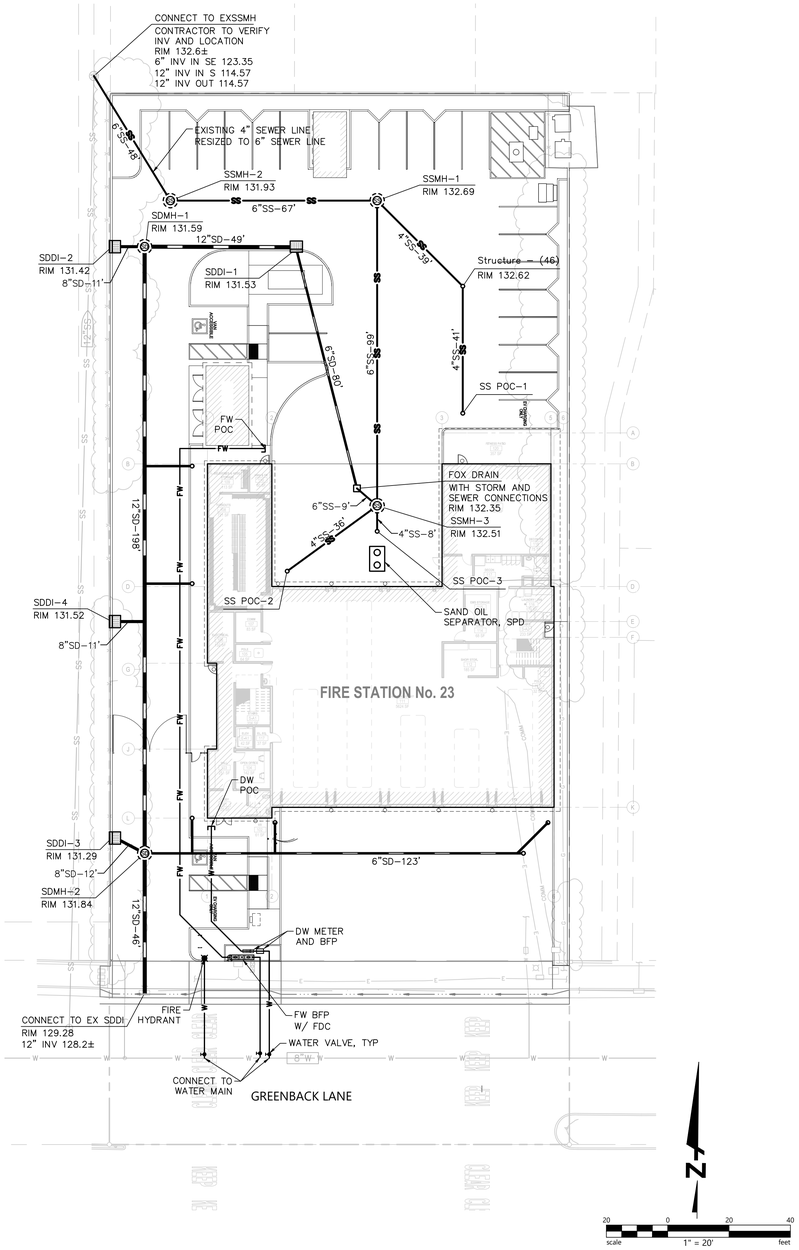
DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/15/26
PLANNING SUBMITTAL	06/12/26

NOT FOR CONSTRUCTION

PROJECT NUMBER:
260203A

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C3.0



UTILITY NOTES

1. PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE.
3. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
4. THE EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, UNDERGROUND UTILITY SURVEY AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
5. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.
6. EXISTING UNDERGROUND UTILITIES, INCLUDING THOSE MARKED UNKNOWN, ARE BASED ON SURVEY COMPLETED BY OTHERS AND PROVIDED TO BKF ENGINEERS FOR INCLUSION IN PLANS.
7. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS TO EXISTING PIPE LINES ARE ELECTRICALLY COMMON WITH THE PIPE LINE.
8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
9. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.
10. FIRE SERVICE SIZE IS SHOWN FOR REFERENCE ONLY. FIRE SERVICE SIZE SHALL BE CONFIRMED BY A LICENSED FIRE PROTECTION ENGINEER OR DESIGN-BUILD CONTRACTOR IN CONJUNCTION WITH THE FIRE SPRINKLER SYSTEM DESIGN AND CALCULATIONS. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS RELATED TO THE FIRE SERVICE UNTIL SAID SIZING IS CONFIRMED. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHOP DRAWINGS OF THE FIRE SERVICE SHALL BE SUBMITTED TO THE AHJ BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS OF THE FIRE SERVICE ARE NOT REQUIRED TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD.
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL PROPOSED ELECTRICAL AND JOINT TRENCH IMPROVEMENTS WITH THE MEP DRAWINGS PRIOR TO THE START OF CONSTRUCTION.

(STAMP)

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

BKF
BKF ENGINEERS
180 9TH STREET, SUITE 2300
SACRAMENTO, CA 95814
(916) 556-5800 | www.bkf.com
BKF NO# C20252513-61

REGISTERED PROFESSIONAL ENGINEER
CATIN NGUYEN
C 88954
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PROJECT:

METRO FIRE SACRAMENTO

FIRE STATION 23

6421 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

DESCRIPTION:	DATE:
SD PROGRESS (15%)	05/15/26
PLANNING SUBMITTAL	06/12/26

NOT FOR CONSTRUCTION

PROJECT NUMBER:
260203A

SHEET TITLE:
UTILITY PLAN

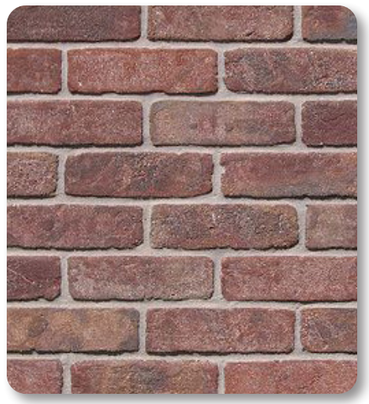
SHEET NUMBER:
C4.0

METRO FIRE STATION 23
EXTERIOR FINISHES - BOARD 1

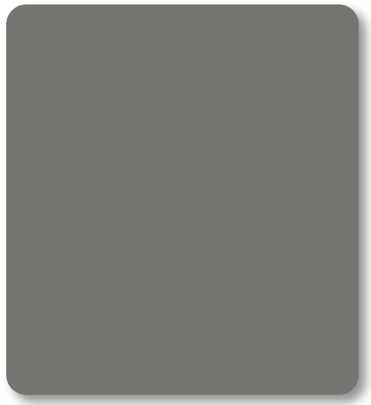
Attacchment 8



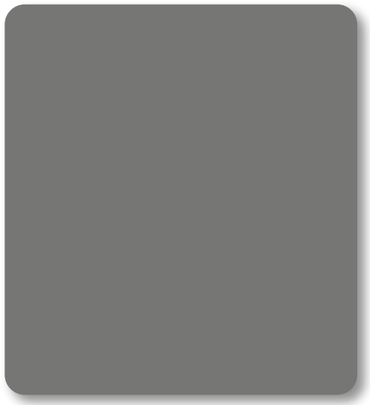
RENDERING: Greenback Lane



BRICK VENEER
BRK-1: McNear - Tivoli



METAL SIDING PANELS
MTL-1: MBCI Materline 16 - Slate Gray



METAL CLADDING PANEL
MTL-2: Alucobond - Beachstone Gray Metallic



CEMENT PLASTER
CP-1: SW 6231 (Rock Candy)



CAST-IN-PLACE CONCRETE
CNC-1: Smooth



STANDING SEAM METAL ROOF
RF-1: MBCI - Slate Gray



PAINT
P-2: SW 7074 (Software)

coar
DESIGN GROUP

METRO FIRE STATION 23
EXTERIOR FINISHES - BOARD 2



RENDERING: Greenback Lane

METAL TRIM
MTL-4: MBCI - Slate Gray

METAL BI-FOLD DOORS
MTL-5: RAL 3002 (Carmine Red)



ACOUSTIC GLAZING
GL-1: Vitro Solarban 70, Low-E

STOREFRONT & WINDOWS
MTL-3: Arcadia - Anodized Aluminum Black

PAINT
P-1: SW 6231 (Rock Candy)

METAL COILING DOORS
MTL-6: RAL 3002 (Carmine Red)

SIGNAGE
MTL-7: RAL 7037 (Dusty Grey)

SIGNAGE
MTL-8: RAL 3002 (Carmine Red)

AWNING
MTL-9: RAL 7037 (Dusty Grey)

PAINT
P-3: RAL 7037 (Dusty Grey)

PAINT
P-3: RAL 703

coar DESIGN GROUP