



December 27, 2022

NEIGHBORHOOD NOTIFICATION

Dear Neighbor:

SAVE THE DATE. Please join us, Woodside Homes, as we are excited to host a neighborhood informational meeting to preview our proposed 95-unit residential community, Sylvan Corners. The new development will be located at the northwest corner of Old Auburn Boulevard and Auburn Boulevard, Citrus Heights, CA; APN 211-0020-025 (aka the site of the former Middle School). This all-electric community will offer both alley-style and traditional single-family detached homes, with landscaped passive-use areas, trails, and open space.

The meeting will be held at the Citrus Heights City Hall Offices on January 9, 2023 at 6:00 PM. RSVP is requested. Please RSVP your attendance by sending an email to tauni.fessler@woodsidehomes.com no later than January 5, 2023 at 5:00 PM.

Meeting Details

Location	Citrus Heights City Hall, Community Room (<i>located inside City Hall</i>) 6360 Fountain Square Drive, Citrus Heights, CA 95621
Date	January 9, 2023
Time	6:00 PM

Should you have any questions, please do not hesitate to contact Tauni Fessler, Land Acquisition Manager, at tauni.fessler@woodsidehomes.com or call (916) 790-4249.

Sincerely,

Tauni Fessler

Woodside Homes



January 13, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

RE: SYLVAN CORNERS – SUMMARY OF COMMUNITY OUTREACH EFFORTS

As a part of the Project Application for Sylvan Corners, Woodside Homes is sharing a summary of the Community Outreach efforts that lead up to and including the public meeting held on January 9, 2023, at 6:00PM at the City of Citrus Heights – City Hall:

Community Outreach Notification

- City staff provided a list of property owners and associations that should be notified.
- Email notification was sent to the Sunrise Ranch Group Council Members on December 27, 2022 with project and meeting details.
- Notification letter was mailed on December 28, 2022 to the seven (7) adjacent property owners including project and meeting details, *(see attached for sample of letter that was sent)*.
- Email notification with a copy of the Project Presentation was shared with the five (5) City Council Members on January 9, 2023.

Public Outreach Meeting

- Meeting was held at the City of Citrus Heights – City Hall, 6360 Fountain Square Drive, Citrus Heights, CA at 6:00PM in the large conference room.
- 14 members of the public were in attendance, including the City Mayor, City Council Member, City representative and two Sunrise Ranch Group Council Members.
- Michael LaFortune and Tauni Fessler of Woodside Homes presented the Sylvan Corners project, providing a PowerPoint presentation that walked individuals through the location, history of the site, planned use, proposed site plan with architecture and landscape design, and potential timeline/schedule, *(see attached PowerPoint Presentation for Sylvan Corners)*.
- Attendees were very engaged; Woodside Homes fielded several questions and comments from the public.
- Meeting concluded at 7:00PM.

Woodside Homes would like to express its appreciation to the City of Citrus Heights for providing a meeting space to present the Sylvan Corners project.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes

Attachments: (1) Meeting Notification Letter, (2) PowerPoint Presentation for Sylvan Corners



August 4, 2023

NEIGHBORHOOD NOTIFICATION

Dear Neighbor:

SAVE THE DATE. Please join us, Woodside Homes, as we are excited to host the second neighborhood informational meeting to preview our proposed 94-unit residential community, Sylvan Corners. The new development will be located at the northwest corner of Old Auburn Boulevard and Auburn Boulevard, Citrus Heights, CA; APN 211-0020-025 (aka the site of the former Middle School). This all-electric community will offer both alley-style and traditional single-family detached homes, with landscaped passive-use areas, trails, and open space.

Additional information can also be found in the Public Review Draft of the Initial Study Mitigated Negative Declaration (ISMND), released on July 28, 2023. The document is available for review on the City's website at the following link: www.citrusheights.net/documentcenter/index/864

The Community informational meeting will be held at the Citrus Heights City Hall Offices on August 22, 2023 at 6:00 PM. RSVP is requested. Please RSVP your attendance by sending an email to tauni.fessler@woodsidehomes.com no later than August 15, 2023.

Meeting Details

Location	Citrus Heights City Hall, Community Room (<i>located inside City Hall</i>) 6360 Fountain Square Drive, Citrus Heights, CA 95621
Date	August 22, 2023
Time	6:00 PM

Should you have any questions, please do not hesitate to contact Tauni Fessler, Land Acquisition Manager, at tauni.fessler@woodsidehomes.com or call (916) 790-4249.

Sincerely,

Tauni Fessler

Woodside Homes



August 24, 2023

City of Citrus Heights, Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

RE: SYLVAN CORNERS – SUMMARY OF SECOND COMMUNITY OUTREACH EFFORT

As a part of the Project Application for Sylvan Corners, Woodside Homes is sharing a summary of the Community Outreach efforts that lead up to and including the second public meeting held on August 22, 2023, at 6:00PM at the City of Citrus Heights – City Hall:

Community Outreach Notification

- City staff provided a list of property owners and associations that should be notified.
- Email notification was sent to 13 individuals on August 4, 2023 with project and meeting details.
- Notification letters were mailed on August 7, 2023 to the seven (7) adjacent property owners including project and meeting details, *(see attached for sample of letter that was sent)*.

Public Outreach Meeting

- Meeting was held at the City of Citrus Heights – City Hall, 6360 Fountain Square Drive, Citrus Heights, CA at 6:00PM in the large conference room.
- Five (5) members of the public, three (3) City staff, one (1) City Council member, and two (2) reporters were in attendance.
- Michael LaFortune and Tauni Fessler of Woodside Homes, and Nick Haskell with Nick Haskell Planning and Design presented the Sylvan Corners project, providing a PowerPoint presentation that walked individuals through the location, history of the site, planned use, proposed site plan with architecture and landscape design, and potential timeline/schedule, *(see attached PowerPoint Presentation for Sylvan Corners)*.
- Attendees were overall supportive of the project as proposed; Woodside Homes fielded questions and comments from the public.
- Meeting concluded at 6:45PM.

Woodside Homes would like to express its appreciation to the City of Citrus Heights for providing a meeting space to present the Sylvan Corners project.

Should you have any questions regarding the above, please contact Tauni Fessler, Land Acquisition Manager at tauni.fessler@woodsidehomes.com or (916) 790-4249.

Tauni Fessler

Woodside Homes

Attachments: (1) Meeting Notification Letter, (2) PowerPoint Presentation for Sylvan Corners



SYLVAN CORNERS

Community Meeting #2



08/22/2023



SYLVAN CORNERS Neighborhood Plan Update

Previous Meeting – January 9, 2023

- Staff Presentation and project overview
- 14 community members in attendance, including: City Mayor, City Council Member, and two from the Sunrise Ranch Group Council
- Project introduction by Mike LaFortune, and Tauni Fessler of Woodside Homes – discussing site and context, site history planned use, proposed site plan, conceptual architecture and landscape architecture, and potential timeline.
- General discussion

Tonight's Presentation

- I. Sylvan Corners Project Update
- II. Neighborhood Character & Lot Types
- III. Transportation and Circulation (*new topic*)
- IV. Landscape Concept Plans
- V. Estimated Project Timeline
- VI. Discussion

I. SYLVAN CORNERS

City Project Goals

LAND USE GOALS

- Consider the property's adjacency to the school and cemetery.
- Housing may consist of for-sale units designed for specific needs such as work-force housing, teacher housing or similar product type.



Solid roots. New growth.

DESIGN GOALS

- Activate the area by **fronting all buildings, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.**
- Include **enhanced pedestrian connections** to connect the property to nearby businesses, Sylvan Plaza and the adjoining school.
- Provide **well-designed parking and service areas** to screen these areas from Auburn Boulevard and Sylvan Plaza.
- Incorporate Sylvan Plaza into the project design.



I. SYLVAN CORNERS Illustrative Neighborhood Plan



Number of Lots By Type

24	35' x 75' rear load lots
70	40' x 75' traditional lots
6	Open Space (1.53+/- ac.)

94 Residential Lots

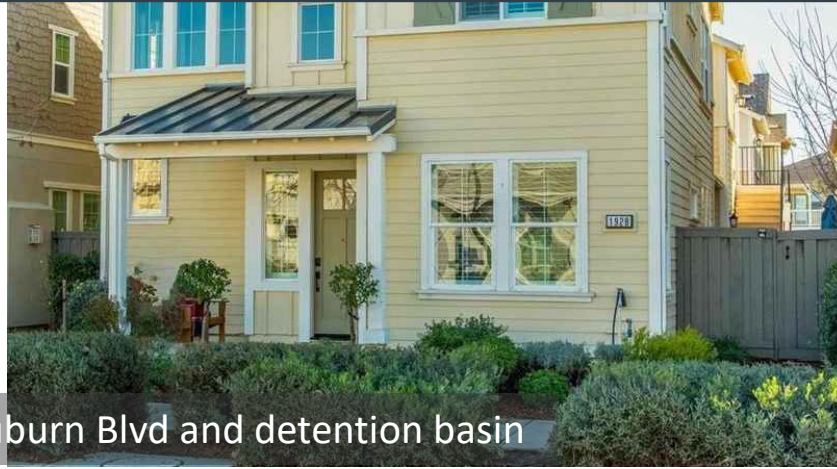
The Sylvan Corners neighborhood will have a Homeowners Association, who will maintain entries, open space, front yards, and detention basin area

II. SYLVAN CORNERS

Neighborhood Character



Character of “rear-loaded” homes fronting Auburn Blvd and detention basin



Character of traditional homes within neighborhood



** Representative images of anticipated architectural character*



II. SYLVAN CORNERS “Alley-Loaded” Homes



Street scene of homes facing Auburn Boulevard and detention basin
(for architectural design reference only - does not reflect perimeter fencing and Auburn Boulevard street trees)

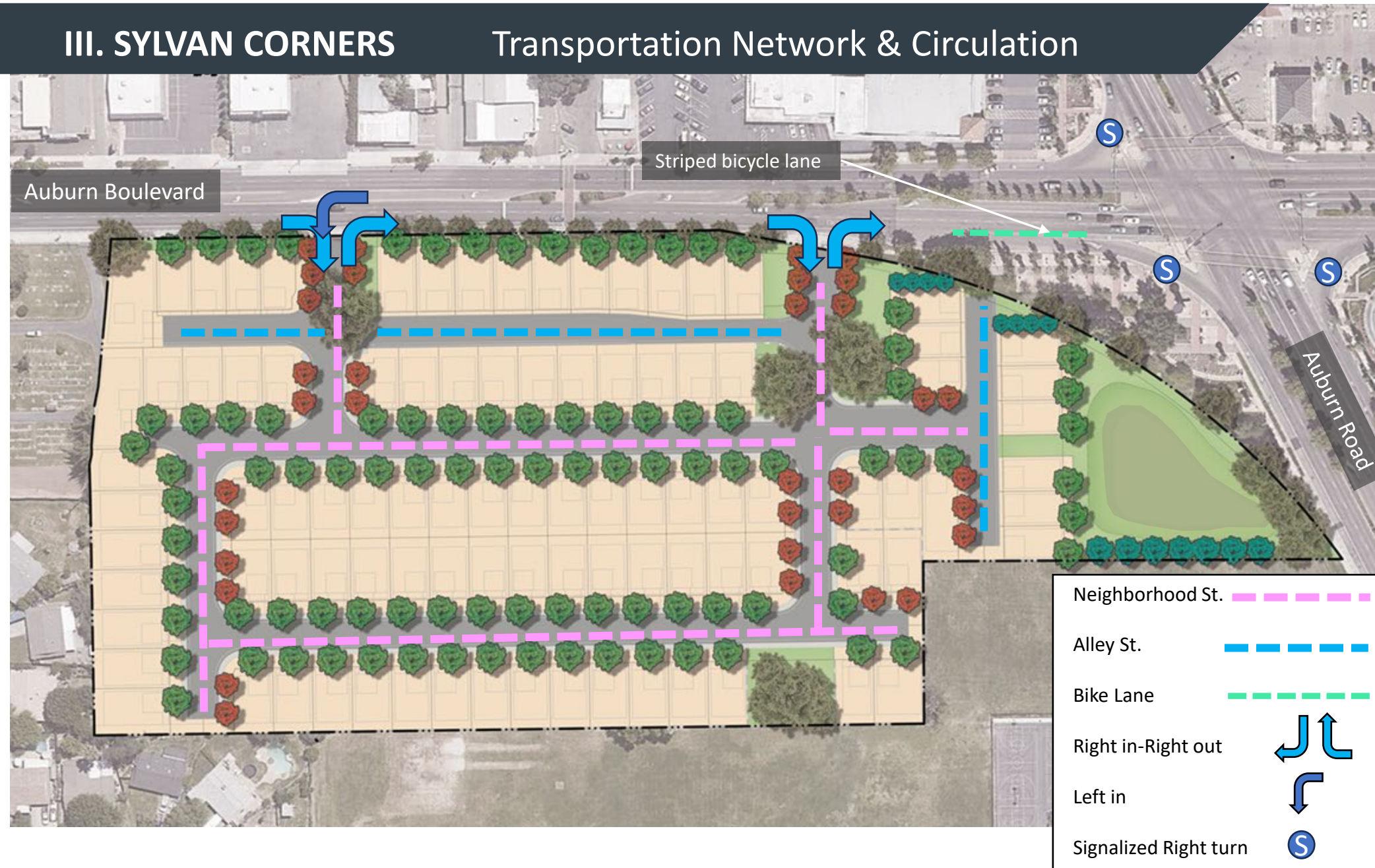
II. SYLVAN CORNERS Typical Traditional Homes



Street scene of one- and two-story homes within neighborhood

III. SYLVAN CORNERS

Transportation Network & Circulation

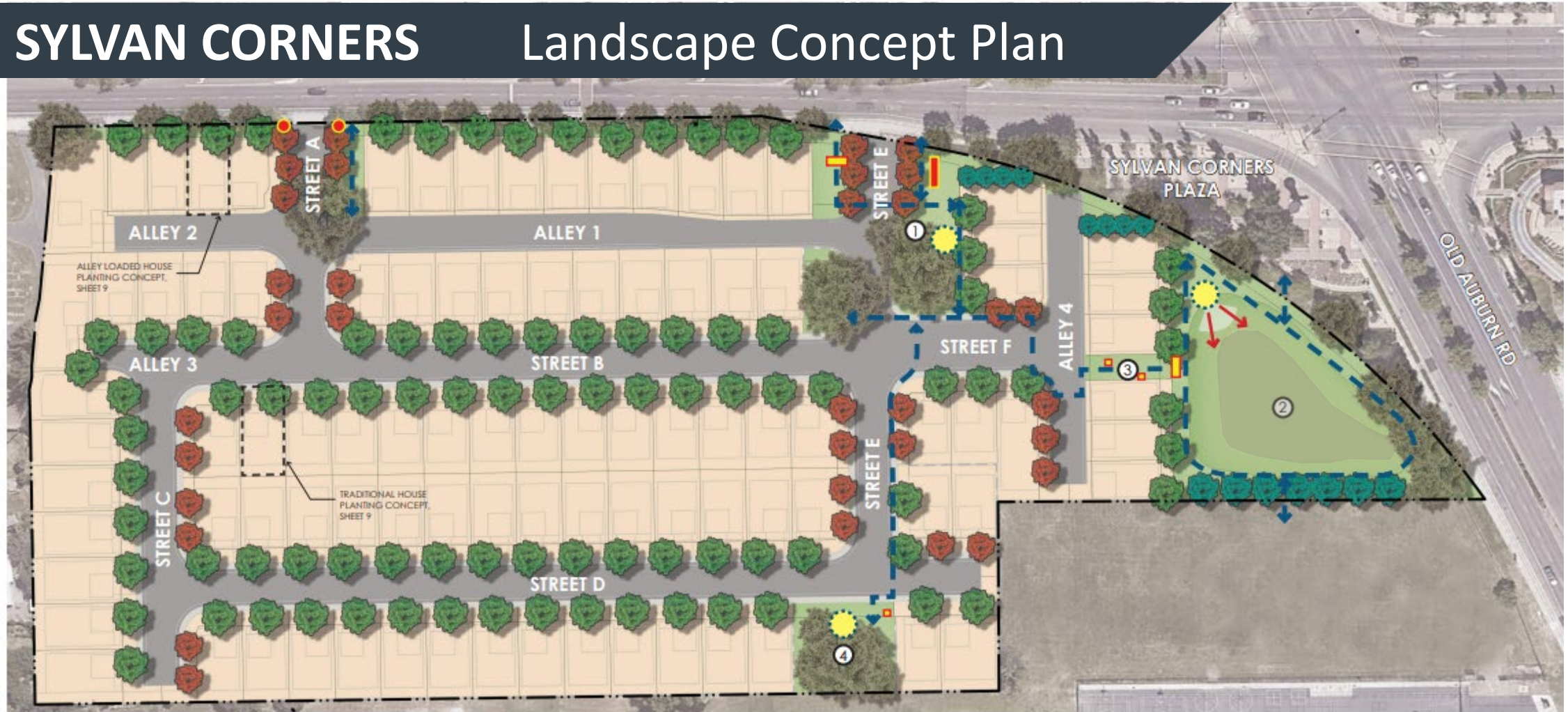


KEY IMPROVEMENTS

- (2) “right in-right out” vehicle entries to neighborhood from Auburn Boulevard
- (1) left turn into neighborhood from Auburn Boulevard
- Modifying the signal timing to better control east/westbound traffic
- Managing the south/east and westbound right turn lanes providing a pushbutton pedestrian detection at each crosswalk
- Extending the southbound Class II bike lane providing green striping to designate a merge area for continuity and visibility
- Woodside is prepared to provide a deposit for the City to install signage that would inform drivers against making unlawful turn lane movements, should the need arise
- Pedestrian sidewalks within and around the neighborhood

IV. SYLVAN CORNERS

Landscape Concept Plan



LEGEND

- PEDESTRIAN ACCESS
- LANDSCAPE AREA
- AMENITY AREAS

- PRIMARY ENTRY MARKER
- SECONDARY ENTRY MARKER
- PASEO GATEWAY
- PASEO MARKER

- 1 OPEN SPACE (MAIN ENTRY)
- 2 DETENTION BASIN
- 3 PASEO
- 4 OPEN SPACE

- EXISTING TREE
- SHADE TREE
- SCREENING TREE
- ORNAMENTAL TREE

IV. SYLVAN CORNERS Site Work - Tree Removal and Fencing



LEGEND



TREE TO BE REMOVED* (472.4" INCHES),
159 NEW TREES TO BE PLANTED



EXISTING TREE, TO REMAIN

*Reference Arborist Survey Report prepared by ECORP Consulting, Inc. Environmental Consultants for additional information.

LEGEND



6' CEDAR WOOD FENCE



PEDESTRIAN GATE



METAL TUBE STEEL FENCE
(HEIGHT PER PLAN)



PILASTER



THEME FENCE



IV. SYLVAN CORNERS

Landscape Inspiration Images



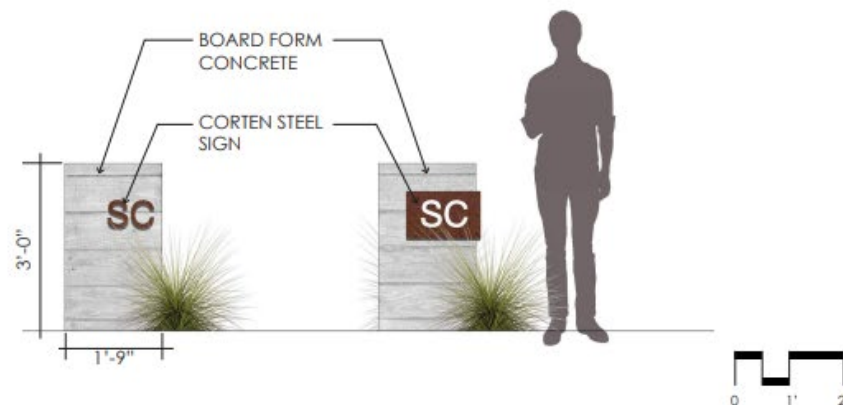
IV. SYLVAN CORNERS Monumentation Concepts

PRIMARY ENTRY MARKER

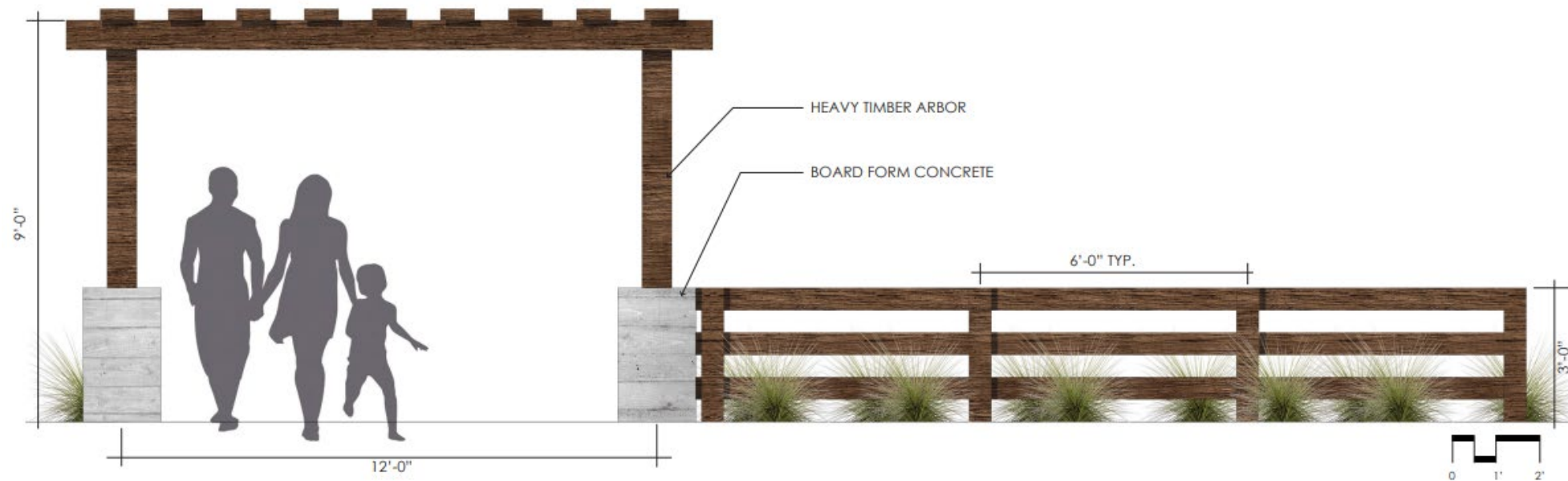


PASEO MARKER

SECONDARY ENTRY MARKER



ARBOR WITH FENCE (GATEWAY MARKER)



IV. SYLVAN CORNERS

Front Yard Landscape Concepts



CISTUS X SKANBERGII
(PINK CORAL ROCKROSE)



COPROSMA PROSTRATA 'VERDE VISTA'
(CREEPING MIRROR PLANT)



DIETES GRANDIFLORA
(FORTNIGHT LILY)



ERIGERON GLAUCUS 'CAPE SEBASTIAN'
(SEASIDE DAISY)



JUNIPERUS CHINENSIS 'PARSONII'
(PARSON'S JUNIPER)



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
(ENGLISH LAVENDER 'HIDCOTE')



LIRIOPE SPICATA (CREEPING LILYTURF)



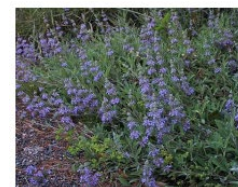
LOMANDRA LONGIFOLIA 'LOMLON'
(LIME TUFF MAT RUSH)



MUHLENBERGIA RIGENS (DEERGRASS)



MYOPORUM PARVIFOLIUM
(MYOPORUM)



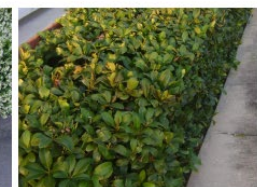
SALVIA 'BEE'S BLISS'
(BEE'S BLISS SAGE)



TEUCRIMUM FRUTICANS COMPACTUM
(COMPACT BUSH GERMANDER)



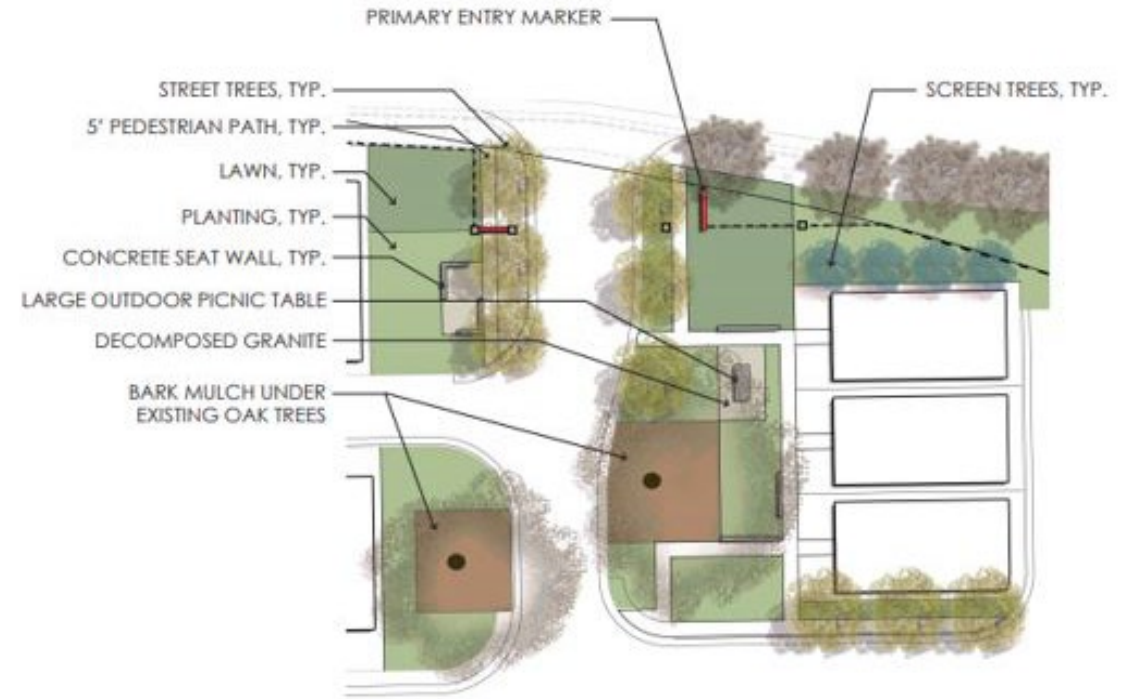
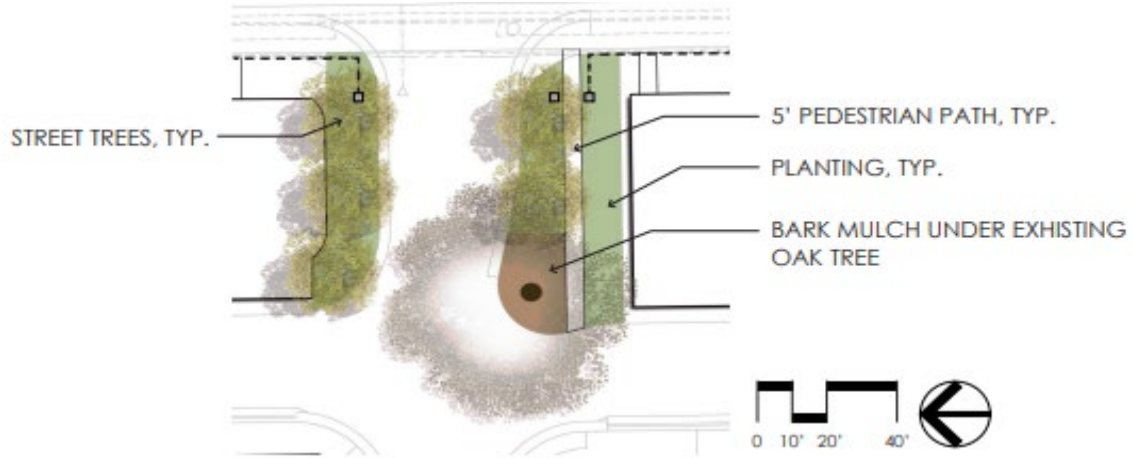
TRACHELOSPERMUM JASMINOIDES
(STAR JASMINE)



VIBURNUM ODORATISSIMUM
(SWEET VIBURNUM)

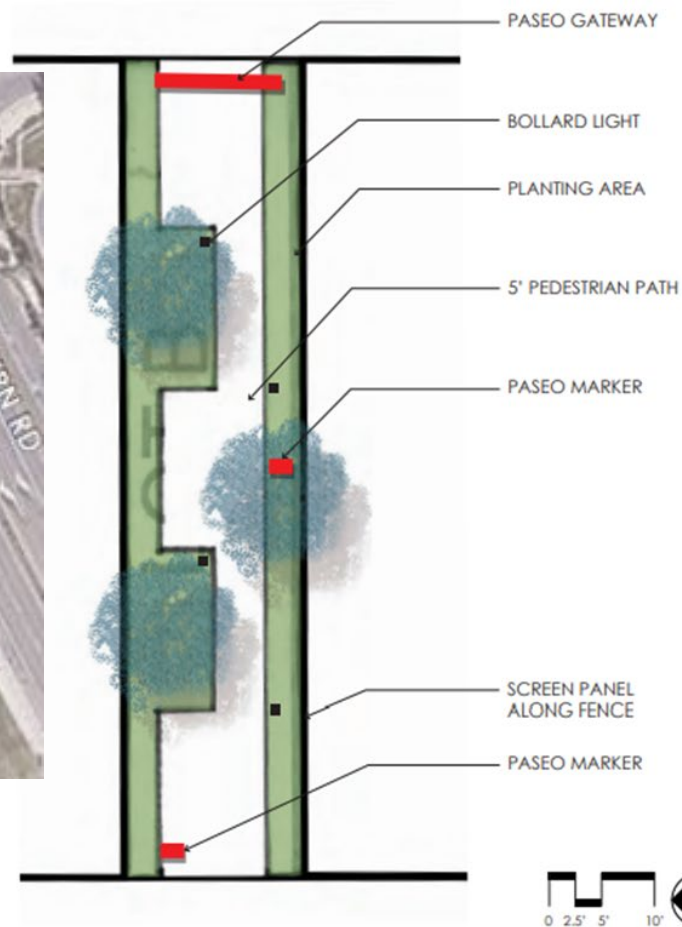
IV. SYLVAN CORNERS

Entry Landscape



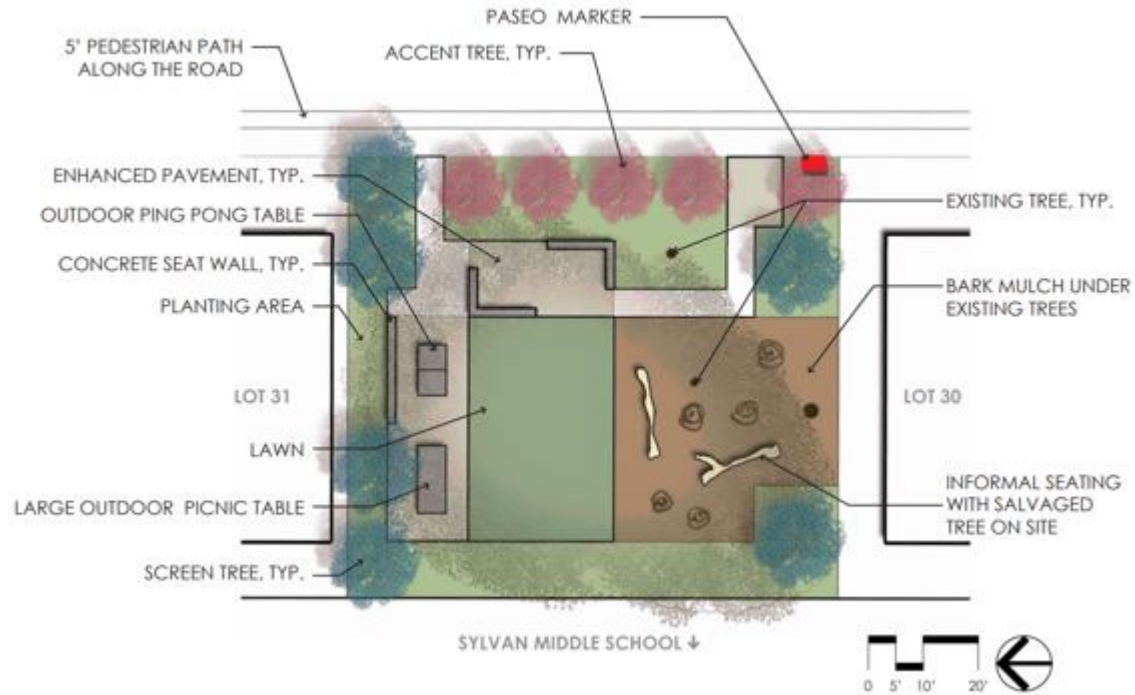
IV. SYLVAN CORNERS

Paseo Pathway to Detention Basin



IV. SYLVAN CORNERS

Open Space (Next to School)



Detention Basin



IV. SYLVAN CORNERS

CONCEPT IMAGES

Open Space/Detention Basin



View "A" from Paseo



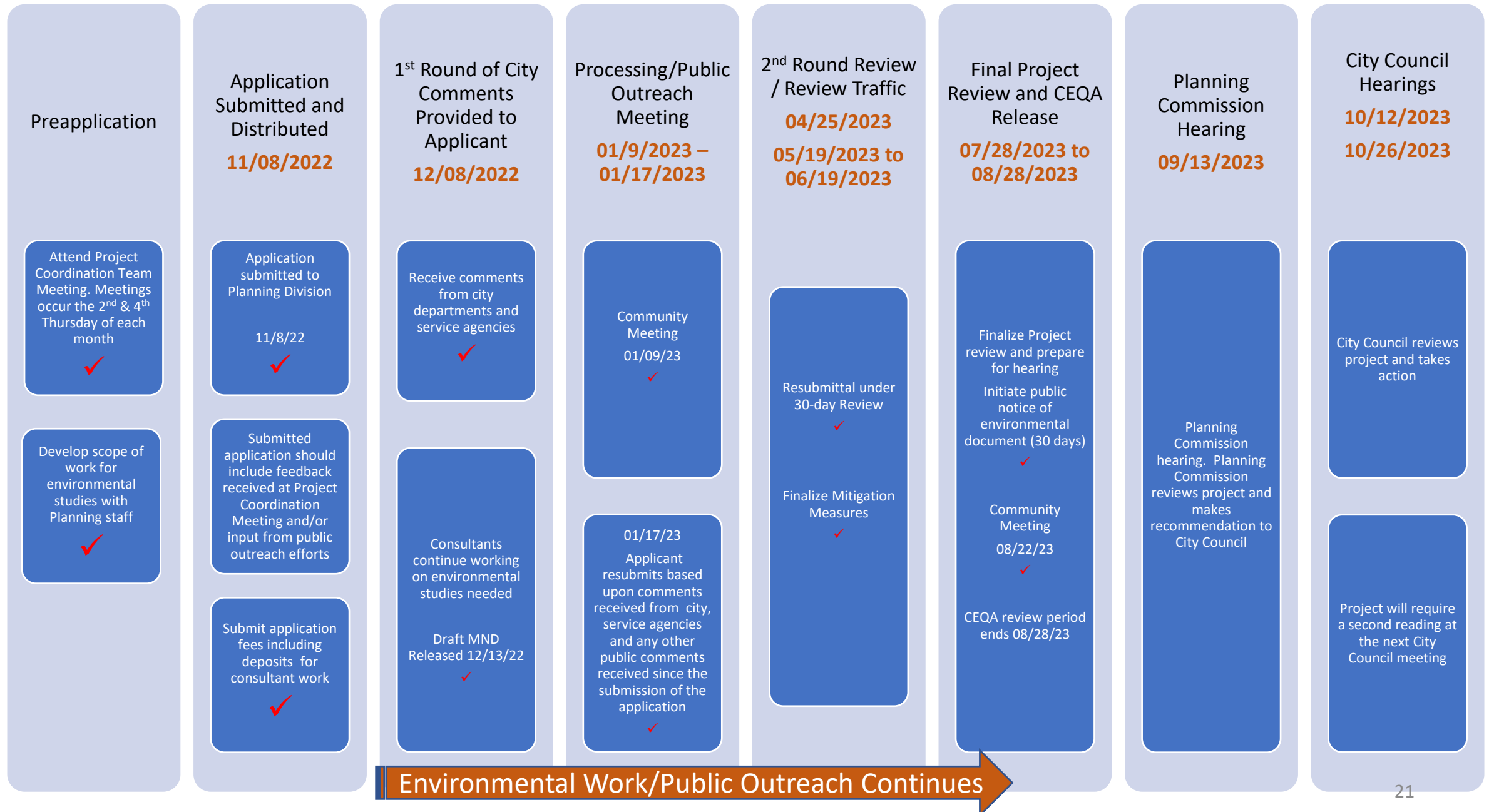
View “B” from Plaza at Intersection



Views “C” and “D” from Auburn Road

V. SYLVAN CORNERS

Estimated Project Timeline



VI. SYLVAN CORNERS

Discussion and Follow up

*What more can we discuss
about the project?*

