



**CITRUS  
HEIGHTS**  
Solid roots. New growth.

# STAFF REPORT

**Hearing Date:**

September 13, 2023

**File Number:**

PLN-22- 28

**Application Types:** General Plan Amendment, Rezone, Ordinance Text Amendment, Tentative Subdivision Map, Design Review Permit, Tree Permit

**Assessor's Parcel Number:**

211-0020-025-0000

**Prepared by:**

Alison Bermudez, Senior Planner

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

**Project Name:** Sylvan Corners Subdivision

**Project Address:** 7137 Auburn Boulevard

**Gross Acreage:** 11.32 +/- acres

**Net Acreage:** current 11.32 +/-  
acres/6.88 +/- acres after project

**Maximum FAR:** N/A  
**Provided FAR:** N/A

**Current Zoning:** RD2

**Proposed Zoning:** SPA- Sylvan  
Corners

**Neighborhood Association:**  
Rusch Park (NA # 2)

Surrounding Zoning:		Surrounding Land Use Designation	Actual Use:
On-site:	RD2	Public	Vacant
North:	RD5/RD2	Low Density Residential/Public	Single-family Residential/Cemetery
South:	Special Planning Area	General Commercial	Commercial Center
West:	RD2	Public	Middle School
East:	Special Planning Area	General Commercial	Commercial Center

**Environmental Status:**

- |  |   |
|--|---|
| <input type="checkbox"/> Exempt                                    | <input type="checkbox"/> Previous Negative Declaration        |
| <input type="checkbox"/> Negative Declaration                      | <input type="checkbox"/> Environmental Impact Report          |
| <input checked="" type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> Previous Environmental Impact Report |
| (Public Review Period July 28 – August 28, 2023)                   |   |

**Planning Department Recommendations:**

- ☐ Approve  
☒ Approve with conditions and forward recommendation to the City Council  
☐ Denial

**Applicant:**

Woodside Homes  
1130 Iron Point Rd, Ste. 200  
Folsom, CA 95630

**Property  
Owner:**

City of Citrus Heights  
6360 Fountain Sq. Dr.  
Citrus Heights, CA 95621

## **REQUEST**

The applicant is requesting approval of various entitlements for the development of a 94-lot subdivision at the northwest corner of the Auburn Boulevard, Old Auburn Road, and Sylvan Road intersection.

## **SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission forward the following recommendations to the City Council:

1. Recommend that the City Council adopt the resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan;
2. Recommend that the City Council adopt the resolution to approve the General Plan Amendment to change the land use from Public to Medium Density Residential;
3. Recommend that the City Council adopt the ordinance approving a Rezone from RD-2 to Special Planning Area;
4. Recommend that the City Council adopt the ordinance creating the Sylvan Corners Special Planning Area;
5. Recommend that the City Council approve the Tentative Subdivision Map to create 94 single-family lots with six open space lots subject to the findings and conditions of approval;
6. Recommend that the City Council adopt the resolution to approve the Design Review Permit for the elevations of the proposed homes subject to the findings and conditions of approval; and
7. Recommend that the City Council approve a Tree Permit to allow the removal of several trees subject to the findings and conditions of approval.

This staff report is organized as follows:

Staff Report Organization	
Background	
Entitlements	
• General Plan Amendment	
• Rezone and Ordinance Text Amendment	
• Tentative Subdivision Map	
• Design Review Permit/Consistency with Planning Goals	
• Tree Permit	
Environmental Review	
Public Outreach/Comments	
Summary/Recommendations	

## BACKGROUND

The project site is located on the west side of Auburn Boulevard at the intersection of Old Auburn Road, Auburn Boulevard, and Sylvan Road, as shown in the vicinity map below:

**Map 1 – Vicinity**



The site was the previous location of Sylvan Middle School. In 2017, the District reformatted an adjacent elementary school into the New Sylvan Middle School and demolished the existing school on the subject property. Soon thereafter, the District offered the property for sale and in September 2019, the City purchased the vacant 11.34-acre site.

The City purchased the property due to its site's central location. By owning the property, the City would have more control over its future development. The City's intent from the onset was to resell the property to a suitable buyer who would work closely with the City to achieve the City's goals for the property.

In 2019, the City Council discussed the future for the site and adopted Planning and Design Objectives to guide its future development. These goals established Council expectations to ensure the design of the site adheres to the Council's development vision. These adopted goals fall within four categories: Concept Goals, Design Goals, Land Use Goals, and Financial Goals. Some of the specific key goals established for the property include:

- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch Retail center;
- Activate the area by fronting all buildings, including residential units outward toward Sylvan Plaza and Auburn Boulevard frontage;
- Include enhanced pedestrian connection to connect the property to nearby businesses, Sylvan Plaza and the adjoining school; and
- Consider the property's adjacency to the school and the cemetery.

Review of the development proposal's compatibility to the established goals will be discussed under the Design Review portion of this report.

In July 2020, the City released an Offering Memorandum (OM) to the development community seeking qualified developers interested in the site (Attachment 4). The OM included the City Council's adopted Planning Goals to serve as a benchmark when development proposals are under consideration (Attachment 5). Following the City's release of the OM, Woodside Homes submitted a development proposal largely consistent with the proposal under consideration. Soon thereafter, the City entered into a purchase and sale agreement with Woodside Homes for the proposed single-family development. The completion of the sale will occur following approval of the entitlements.

#### Surplus Lands Act/Affordable Housing

As discussed earlier, the City purchased the project site in 2019 from San Juan Unified School District. In 2020, the City initiated the proceedings necessary in order to sell the property. These proceedings included actions by both the Planning Commission and the City Council as required by Government Code section 65402.

Any time a local agency disposes of land, the agency must follow the Surplus Lands Act (SLA) of the Government Code (Sections 54220 through 54233). These Sections include the mechanisms for identifying and disposing of surplus lands. The SLA includes a "right of first refusal" law that requires all local agencies to offer surplus property to affordable home developers and certain other entities before selling to any other individual or entity. Should the agency not receive interest from an affordable housing developer, the agency may then sell the property to others. No affordable home developers came forward under the right of first refusal provision, so the City listed the property on the open market through the Offering Memorandum.

All dispositions of surplus land require an affordability covenant if the land is developed with housing. In the case of this property, the developer is required to enter into an Affordable Housing Agreement (AHA) and is required to set aside 15% of the units (14) as affordable units. These units are required to be sold to lower income qualified buyers (estimated income of \$85,000). While included as a condition of approval, the details of the AHA are not part of tonight's review as it is outside the scope of the Planning Commission's purview. The AHA will be reviewed by the City Council when they consider the project.

#### Project Description

The project proposal requests the required entitlements to develop a 94-lot, for-sale, single-family home subdivision on the 11.34-acre site. The development will include a mix of two housing types: small lot traditional style and alley-loaded units. The traditional styled units (70) will be built on lots ranging from 3,000 square feet to 5,113 square feet and the alley-loaded units (24) will be constructed on parcel sizes ranging from 2,625 square feet to 5,725 square feet. The traditional style homes will be a mix of single-story with single-car garages and two-story units with two-car garages. The alley-loaded lots will be two-story units with two-car garages accessible from the rear of the unit (alley). The project is conditioned to require all garages to be maintained for parking purposes at all times.

The proposed subdivision will include a variety of amenities including a small passive recreation area for outdoor gathering and picnicking, a number of open space lots providing a grand entrances preserving the existing oak trees, and a large open space area for detention basin designed with greenery and walking paths. A homeowner's association (HOA) will manage and maintain the site's amenities and maintain the private streets (alleys).

The Planning Commission will review the necessary entitlements for Sylvan Corners Subdivision and make a recommendation to the City Council. The entitlements under review are as follows:

- General Plan Amendment to change the land use from Public to Medium Density Residential
- Rezone to change the zoning from RD 2 to Special Planning Area
- Ordinance Text Amendment to establish a Sylvan Corners Special Planning Area
- Tentative Subdivision Map to create 94 single-family lots with 6 open space lots
- Design Review Permit for the exterior elevations, site design, and landscaping for the proposed homes
- Tree Permit for the removal of 19 protected trees

Below is an analysis of the requested entitlements.

## General Plan Amendment

### Description of Request

The 11.34-acre site currently has a General Plan land use designation of Public. The Public designation was appropriate when the site was the former Sylvan Middle School. However, the proposed development requires a change in land use from the Public designation to a residential designation of Medium Density Residential.

### General Plan Amendment – *Analysis of Request*

The Citrus Heights Zoning Code (Section 106.74.060) states that an amendment to the General Plan requires the listed three findings. 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 amendment is internally consistent with all other provisions of the General Plan;***
- ***The amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and***
- ***The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and or development.***

The 11.34-acre site currently has a General Plan designation as Public, which was the appropriate designation for the former Sylvan Middle School. Under the proposal, the site would change from Public to Medium Density Residential (MDR). The MDR designation allows for housing with a density range of 9-20 dwelling units per net acre (DUA). The overall density for this project range is just under 14 DUA (94 units/6.88 net acres). Therefore, the Medium Density Residential land use is appropriate for this project.

The new land use designation of MDR will not cause an inconsistency within the General Plan. As demonstrated throughout this report, the project will not be detrimental to the public interest, health, safety, convenience or welfare of the City. Additionally, as supported through a comprehensive review of the proposed development, the site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and or development.

### General Plan Policy 4.5

Policy 4.5 of the General Plan applies to all new developments that propose increases in the allowable residential density. The intent of the policy is to ensure that rezone projects that result in an increase of

residential density, provide a superior design and product than a standard development. Additionally, the policy's intent is to ensure the rezone will not contribute to any existing issues that may already be impacting the surrounding neighborhood. Policy 4.5 reads as follows:

**Policy 4.5**

- ***Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the city's minimum requirements by proving superior design and enhanced community benefit.***

Following the change in land use from Public to MDR and as conditioned, staff believes the project meets the intent of Policy 4.5. A more detailed analysis is provided under the Rezone Section of this report.

**General Plan Amendment - Conclusion**

Staff believes the required findings can be made to approve the General Plan Amendment to change the current land use from Public to MDR.

**Rezone and Ordinance Text Amendment**



**Description of Request**

The project's 11.34 acres is zoned RD2 (residential, two units per acre maximum). The RD2 zone was the appropriate zoning for the previous use as schools are permissible in a residential zone. In order to provide a comprehensive plan for the entire site, the applicant is proposing to rezone the area into a Special Planning Area (SPA). The SPA provides the overall design, vision and development standards for the project.

Under the proposed SPA, there will be a mix of housing types: traditional single-family small lot and alley loaded single-family small lot. Figure 1 below describes the housing types and depicts the location of each housing type.



Figure-1

	Traditional small lot single-family homes	This product type is most similar to a typical single-family home subdivision. There will be a mix of two-story and single-story styles.
	Alley loaded small lot single-family homes	This product type features detached homes on smaller lots, fronting on a shared walkway, typically with garages located off an alley. All units are two-story with 2-car garage

The SPA ordinance text (Attachment 3) contains development standards for each product type, including minimum lot size and setbacks. Some of the SPA requirements unique to this project include the following:

- Private streets are allowed and shall be constructed to City Engineering standards. The Homeowner's Association (HOA) shall be responsible for maintaining the private streets. The primary streets will be public, with the alley-loaded lots utilizing private streets.
- Two parking spaces are required per unit, plus one guest parking space per unit. Driveway spaces, spaces along the public streets and marked parking areas on the alleys count toward the guest-parking requirement.
- All lighting on private lots and common areas owned by the HOA shall meet the requirements of the International Dark Sky Association.
- Refuse containers must be stored within garages or yard areas not visible to the public.

#### **Rezone and Ordinance Text Amendment – *Analysis of Request***

The Citrus Heights Zoning Code (Section 106.74.060) states that a Rezone and Ordinance Text Amendment may occur only if the following three findings listed below in ***bold italics*** can be made:

- ***The amendment is consistent with the General Plan; and***
- ***The amendment would not be detrimental to the public interest, health safety, convenience or welfare of the City; and***
- ***The affected site is physically suitable for the requested zoning designation and proposed or anticipated uses and/or development.***

Chapter 106.28.030 of the Zoning Code requires that in addition to the three findings listed above, rezones to an SPA zoning require the following findings listed below in ***bold italics***:

- ***The project is consistent with the General Plan;***
- ***The project complies with all applicable provisions of the Zoning Code other than those modified by the SPA;***
- ***Any approved modifications to the development standards of the Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;***
- ***The project complies with the City's Design Guidelines except as modified by the SPA;***
- ***The project can be adequately served by public facilities, services and utilities;***
- ***The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;***

- ***The project is and will be compatible with the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;***
- ***The site is adequate for the project in terms of size, shape, topography, and circumstances; and***
- ***The establishment, maintenance, or operation of the use would not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.***

The project is consistent with and supports many goals of the General Plan. The table below lists some of the most applicable goals, with a short discussion of how the project relates to that goal.

Table 1

Goal 4  Policy 4.5	<p>Ensure that new development is compatible within the neighborhood.</p> <p>Ensure that requests for rezonings to increase density shall only be allowed for projects providing superior design and enhanced community benefit.</p>	<ul style="list-style-type: none"> <li>• The project considered its adjacency to the school and will provide a pedestrian gate connection from within the development to the school, allowing students access to school without having to walk along Auburn Boulevard.</li> <li>• The homes will utilize a variety of materials and colors providing visual interest. The project includes four different models and varying color options allowing for 18 different housing configurations to increase variation.</li> <li>• The site's layout takes advantage of the adjacent public plaza through connected paths.</li> <li>• Walking paths and numerous plants and trees surround the drainage basin turning a required development feature into a community amenity.</li> <li>• The project is an all-electric project with no natural gas provided. Each home will include solar panels consistent with the International Building Code.</li> </ul>
Goal 24  Goal 25  Policy 28.5	<p>Increase homeownership opportunities to ensure a balance of housing and household types.</p> <p>Provide adequate sites for a variety of housing opportunities to serve all residents.</p> <p>Encourage development of a variety of sizes, design and styles of housing.</p>	<ul style="list-style-type: none"> <li>• The project provides two different product types- traditional style home offered in both single/two-story floor plans and an alley-loaded product with two-car garages.</li> <li>• The variety of exterior elevations provide a mix of colors and materials.</li> <li>• All units are for-sale single-family homes providing home ownership opportunities. Fourteen of the 94 units will be reserved for sales to lower income households providing home ownership opportunities for those households who typically are unable to purchase a home. The fourteen affordable units will be deed restricted for a minimum period of 45 years</li> </ul>

### **General Plan Policy 4.5**

Policy 4.5 of the General Plan applies to all new developments that propose increases in the allowable residential density. The intent of the policy is to ensure that rezone projects that result in an increase of residential density provide a superior design and product than a standard development and that the rezone will not contribute to any existing issues that may already be impacting the surrounding neighborhood. Policy 4.5 reads as follows:



**Policy 4.5**

- ***Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the city's minimum requirements by proving superior design and enhanced community benefit.***

The Rezone proposes to increase the allowable residential density by rezoning the property from RD-2 to Special Planning Area, which would allow up to 20 Dwelling Units per Acre (DUA) (138 units). As shown below, the project proposes 94 units, resulting in a density of approximately 14 DUA.

	<b>Existing Zoning (RD-2)</b>	<b>Proposed Zoning (SPA)</b>
<b>Allowable Density</b>	2 Units Per Acre	20 Units Per Acre
<b>Net Acreage</b>	11.34	6.88
<b>Max. # of Units</b>	23 Units	138 Units
<b>Proposed Units</b>	N/A	<b>94 Units</b>

The project includes specific design measures that staff believes provide both superior design and enhanced community benefit. The applicant's Project Description (Attachment A) provides justification for the Rezone as well. Specific design features staff believes help achieve this standard are:

- ***Site Amenities*** – The site plan includes a variety of passive recreational amenities for the proposed community. These include:
  - Looped walking path throughout the site
  - Preservation of mature oak trees as site amenities
  - Housing fronting Auburn Boulevard consistent with the Planning Principles established for the site
  - Site designed to complement the existing Sylvan Corners Plaza
- ***Building Design*** –
  - The project is a mix of one and two-story buildings
  - Architectural design draws from array of materials from the neighboring homes (lap siding, vertical/board-and-batten siding, and stucco)
  - All-Electric development including solar generation
- ***Affordable Housing*** – Fourteen (14) units will be affordable to lower income residents for a minimum of 45 years.

In addition to being consistent with the General Plan, the project fulfills the other criteria needed to create an SPA. The variety of housing types require flexibility not found in standard residential zoning designations. The design of the project meets the standards of the Design Guidelines, and the concept and features of the project are reasonably suited to the site characteristics and the surrounding neighborhood.

## Rezone and Ordinance Text - Conclusion

Staff believes the required findings can be made to approve the rezone of the property to SPA and create the Sylvan Corners Special Planning Area. Staff recommends approval.

### Tentative Subdivision Map

#### Description of Request

The applicant requests approval of a Tentative Subdivision Map (Attachment E) for the division of property to accommodate the project. The Tentative Subdivision Map will subdivide the property into 100 lots, 94 residential lots and six open space lots. The development will include a mix of two housing types: small lot traditional style and alley-loaded units. The small lot traditional styled units (70) will be on lots in ranging from 3,000 square feet to 5,113 square feet, with most lots being 3,100 square feet.

The alley-loaded lots will be on lot sizes ranging from 2,625 square feet to 5,725 square feet, with most lots being about 3,000 square feet. The traditional style homes will be a mix of single-story with single-car garages and two-story units with two-car garages. The alley-loaded lots will be two-story units with two-car garages accessible from the rear of the unit (alley).

The development includes a number of open space lots. Four of the open space areas are at the development entries and allow for the preservation of mature oak trees. One lot serves as a small passive recreation space, and one large open space lot is used as a detention/water quality basin and recreational trail amenity.

#### Tentative Subdivision Map –Analysis

The Zoning Code and the California Subdivision Map Act require that findings be made in order to approve a Tentative Subdivision Map. The required findings are listed below in ***italicized bold*** print and are followed by an evaluation of the map in relation to each finding.

- ***The proposed map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

The General Plan Medium Density Residential designation is for “single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre”. The overall density for this project range is just under 14 DUA (94 units). Therefore, the Medium Density Residential land use is appropriate for this project.

The proposed project is consistent with the intent and density provisions of the Medium Density Residential designation. As shown in Table 1, this project is also consistent with many of the Goals and Policies of the General Plan. Based on these reasons, staff believes that the proposal is consistent with the General Plan.

- ***The site is physically suited for the type and proposed density of development.***
- ***The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems.***

Grading and Utilities. The preliminary grading and utility plans (Attachments F & G) depict how the site will be graded and how it will be served by various utilities. The site will be appropriately graded and utilities will be placed in a manner to cause issues or concerns. The grading for the site has been designed to preserve two large oak trees as natural entry features into the site.

Drainage. The site's topography is relatively flat, ranging from 158 feet to 162 feet in elevation. The site will include a new storm drain system appropriately designed for water to flow towards the streets/gutters and ultimately dispersing into the storm basin at the sound end of the development. A water quality and detention basin is proposed along the southern portion of the site. The City's Engineering team has worked closely with the developer to review the drainage calculations and the design of the basin to ensure it meets the required regulations and serves the development appropriately. The basin has been designed to serve as a site amenity by including meandering trails around the perimeter and enhanced landscaping to accent the plaza at Sylvan Corners.

- ***The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.***

The project will include the necessary new easements for utilities (sewer, water, drainage, etc.) and rights-of-ways required for the subdivision.

The street network for the project includes a mix of both public and private streets. The public streets will meet the required width and include curb, gutters, sidewalk and street lighting. The alleys, which serve as the access to 24 of the lots, will be private and maintained by the HOA. Access and circulation within and into the site has been reviewed in detail and is discussed in the Environmental Review section of this report. The project is consistent with City improvement standards and Transportation Improvement standards.

### **Tentative Subdivision Map - Conclusion**

Based on the information above, staff believes that findings can be made to approve the Tentative Subdivision Map for the Sylvan Corners Subdivision development. Staff recommends the Planning Commission recommend approval of the Tentative Subdivision Map.

## **Design Review Permit**

### **Description of Request**

The applicant is proposing to construct 94 single-family units. The product breakdown is shown below:

Single-family Small lot Traditional	70 units (both single-story and two-story)
Single-family Alley-loaded Small lot	24 units

Each product types will have four different architectural options and color schemes as described and shown below:

Farmhouse:	A mix of stucco, board and batten siding, shutters, window trim, metal composite roofing, and front porch
Cottage:	A mix of stucco, stone, vertical siding, shutters, stone columns, window trim, composite roofing, and front porch

Prairie: A mix of stucco, stone, vertical siding, rock columns, concrete roof tiles, and front porch  
 Spanish: Stucco, tile insets, shutters, window trims, concrete roof tile, and front porch

Traditional Elevations		
		
Single-story Farmhouse	Single-story Cottage	Single-story Prairie
		
Two-story Farmhouse (Plan 2)	Two-story Cottage (Plan 2)	Two-story Prairie (Plan 2)
		
Two-story Farmhouse (Plan 3)	Two-story Prairie (Plan 3)	Two-story Spanish (Plan 3)
		
Two-story Farmhouse (Plan 4)	Two-story Prairie (Plan 4)	Two-story Spanish (Plan 4)

### Alley-loaded Small Lot Elevations

		
Farmhouse (Plan 1)	Cottage (Plan 1)	Prairie (Plan 1)
		
Farmhouse (Plan 2)	Cottage (Plan 2)	Spanish (Plan 2)

As shown above, there are four different exterior elevations. Each elevation style varies in color/material palettes. The project will ultimately provide buyers 18 possible design choices. The project layout will provide a mix of styles and materials along the street frontages as the project is conditioned that the same elevation style will not be placed side-by-side, providing visual contrast for the project (COA #7). Below is an illustration of how exterior elevations may be dispersed along street frontages.



Illustrative Representation of Elevations on an Alley Streetscape



Illustrative Representation of Elevations on a Traditional Streetscape



The landscape concept plans are provided as Attachment K. The landscape plans include street trees, front yard landscaping, common area landscaping, and the open space areas. These plans also outline the proposed passive recreation lot, open space lots, fencing, walking path and connection to the school.

### **Design Review Permit – *Analysis of Request***

The Citrus Heights Zoning Code (Section 106.62.040) requires that the Planning Commission/City Council must be able to make seven findings before approving a 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.

- 1. The project complies with the Zoning Code;***
- 2. The project is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;***
  - The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;***
  - The project 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 project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;***
  - The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and***
  - The project provides open space and landscaping, including the use of water efficient landscaping.***

Design Guidelines. The City's Design Guidelines are contained in Chapter 106.31 of the Zoning Code. The layout of the project meets the intent of the Guidelines, particularly with the connection to the open space area. The architectural design, materials and colors are consistent with the overall intent of providing variety with a high quality design. The Design Guidelines for the Special Planning Area will require a minimum of 14 units be single-story (Condition No. 3)

Parking. The proposed SPA for the project requires three parking spaces for each unit – two spaces for the resident and one additional space for a guest. Based on 94 units, the overall minimum required parking for the development is 282 spaces (3 spaces x 94 lots). The parking space calculation includes spaces in a garage, driveway parking and designated/undesignated spaces on the street as shown in the parking layout provided as Attachment I. The overall number provided will vary depending the final mix of single-story and two-story units since two-story units provide four parking spaces (two garage and two driveway) and the single-story provides two spaces (one garage space and one driveway). Assuming the project is constructed with the minimum requirement of 14 single-story units, the parking breakdown will be as follows:

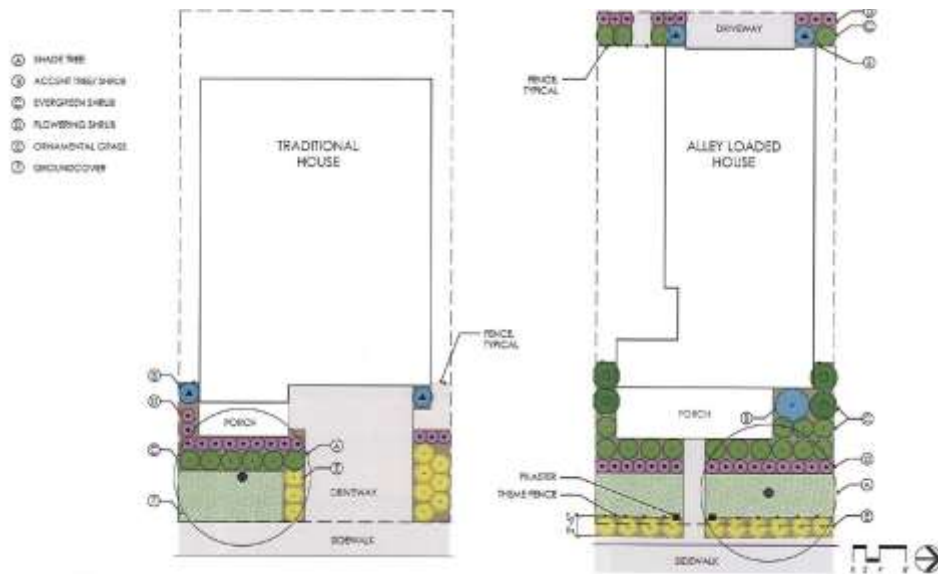
Parking Scenario			
Housing Type	Number of Units	Total Number Required	Total Provided
Traditional lots Two-story (two car garage)	56	156	224
Traditional lots Single-story (one car garage)	14	42	28
Alley-loaded (two car garage)	24	72	48
Designated on-street parking	-	-	20
On-street parking	-	-	52
Overall Total		282 (based on 3 per unit)	372

If developed as shown above, the project will exceed the minimum parking requirement of 282 spaces. Even if more than the minimum required 14 single-story units are constructed, the parking requirement will be met. A shortfall of parking would occur if more than 28 single-story units are constructed. Therefore, the project is conditioned not only for the minimum of 14 single-story units but also a maximum of 28 units (COA #3). The project is conditioned (COA #7) to maintain garage parking at all times. The CC&R's for the HOA will also include this requirement.

Landscaping. The project will include a number of landscape features including landscaped open space lots at the entry points. These open space lots will allow for the preservation of existing oak trees as well as the planting of additional street trees and the installation of pedestrian paths. Representation of the entries are shown below:



In addition to the landscaped open spaces, each residential lot will be provided front yard landscaping that includes a shade tree and a number of accent trees/shrubs. The front yard landscaping and decorative fencing will be maintained by the HOA (COA #8).



**Screening.** As required by the City's Design Guidelines, the landscape plans also include methods incorporated into the project's design for the screening of the necessary electrical transformers within the development.

**Fencing & Entry Markers.** The project includes a variety of fencing throughout the development: three-foot themed fencing along the frontages facing Auburn Boulevard, metal tubular fencing around the drainage basin parcel and a six-foot cedar fence along the western property line adjacent to the school. The project is conditioned to restrict access to the school from the rear of homes along Street D. The cedar fence is required to be high quality and of superior design. The fence style and enforcement of the maintenance will be included in the CCRs and enforced by the HOA for a consistent interface with the adjacent school (COA #s 7 & 8). The image below represents fencing locations:



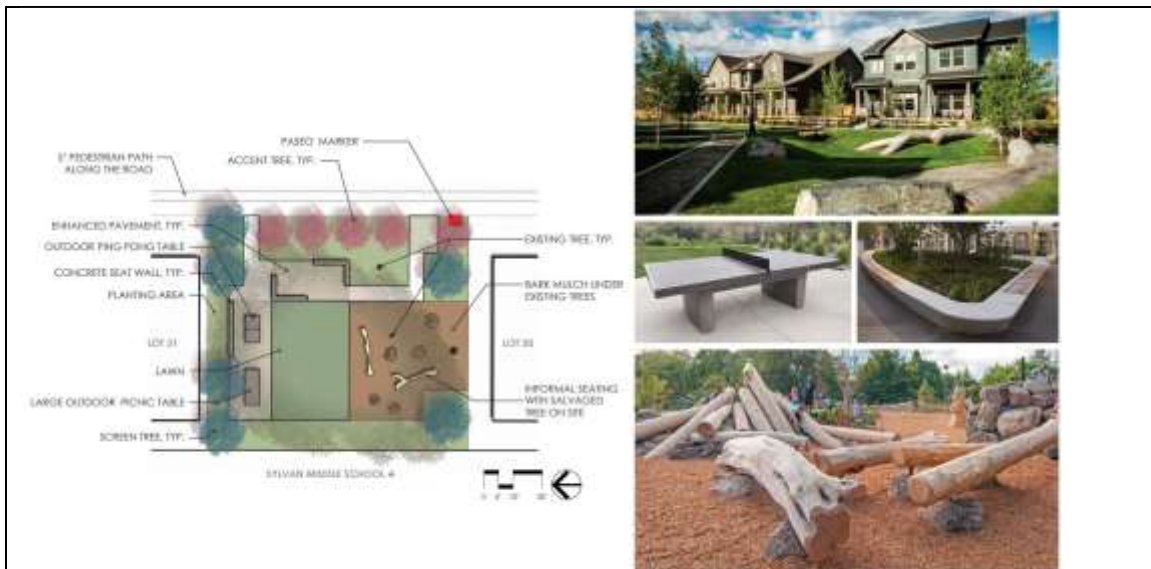
6' CEDAR WOOD FENCE	PEDESTRIAN GATE
METAL TUBE STEEL FENCE (HEIGHT PER PLAN)	PILASTER
THEME FENCE	



As depicted below, the project will also feature a number of entry markers and monuments to continue the theme and provide identify for the subdivision.

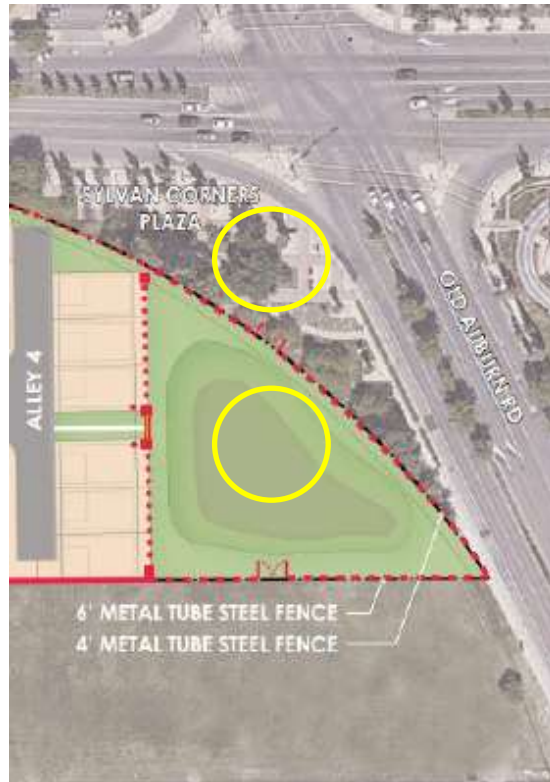


Passive Recreation Space. The project includes a small passive recreation space along the western property boundary. This location allows the preservation of additional trees and serves as a focal point when entering the development from the southern entry. The park will include a number of picnic tables, wall seating, informal seating, and interactive elements. The image below is an inspirational image of how the space may be designed. This space will be maintained by the HOA.



Connectivity/Walkability. The project includes a number of pedestrian pathways that will allow residents to connect to the adjacent public plaza, Auburn Boulevard and to a walking path designed around the detention basin. These accessible pedestrian pathways provide connectivity not only for outdoor activities but allow for connection to a nearby coffee shop and other local businesses.

The project site also includes an access gate to the adjacent school from within the project site. This connection will allow students to access school without having to walk out to and along Auburn Boulevard. The applicant has discussed the connection with the San Juan Unified School District who is supportive of the connection. The school district will control the gate operation and it will only be accessible as determined by the school to serve the students. The connection points will be from the detention basin area as shown in the map below:



The project will provide a number of pedestrian safety improvements including the following:

- Installation of pushbutton pedestrian controls at three crossing locations. These buttons will provide a stop signal at the current free right turns to allow pedestrians controlled access across these lanes.
- Extension of the southbound Class II bike lane providing green striping to designate a merge area for continuity and visibility.

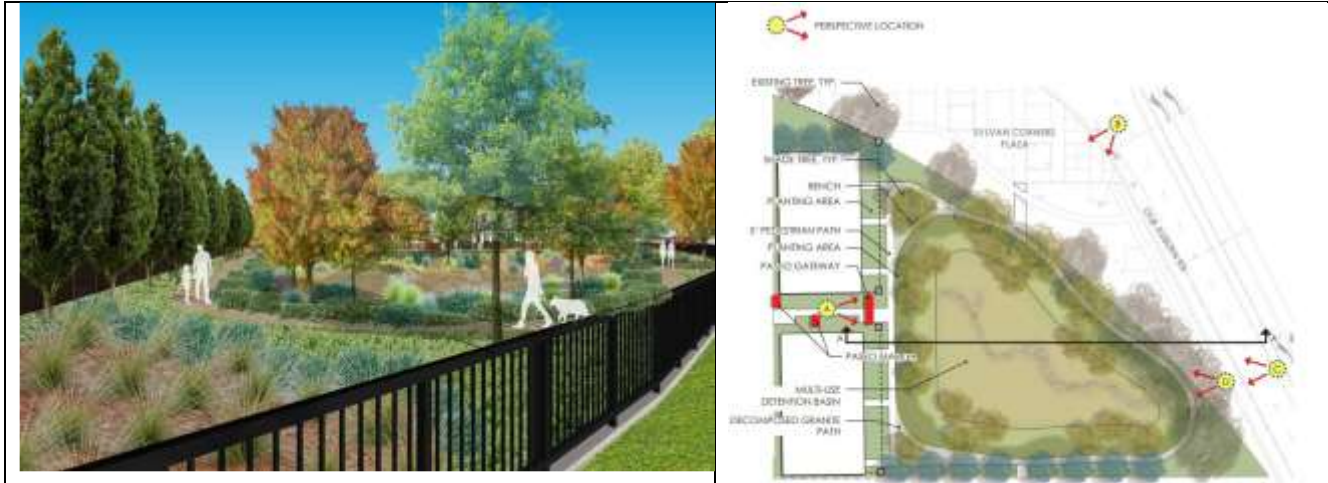


The existing mid-block pedestrian crossing along the Auburn Boulevard frontage of the project will remain in place and allow pedestrians an additional safety crossing without having to travel to the intersection.

Drainage Basin. Stormwater runoff is managed through a variety of features designed to treat and filter stormwater runoff close to its source. This project is designed with a drainage basin at the south end of the site that will capture runoff through a series of storm pipes terminating into the basin. Water captured

in the basin is filtered through appropriate plants, grasses, amended soils reducing pollutants prior to entering the storm drain system.

This large drainage basin provided opportunities to integrate the basin's design and landscaping as an attractive amenity for the community. The landscape includes the use of native and drought-tolerant plants, shrubs and trees. The basin will also have a walk path to provide residents a scenic walking space. City staff has worked closely with the developer to design a basin that would be attractive not only for those living in the nearby residents for those passerby's along Auburn Boulevard. The project is conditioned (COA #9) with specific design parameters to ensure the design is consistent with this approach.



#### Compatibility with Adopted Goals

As mentioned earlier in this report, when the City began the process of offering the property for sale, the City Council adopted a number of goals for the property. The goals were designed to specifically provide the development community guidance on how the site should be developed. A copy of the adopted goals are provided as Attachment 5.

The Sylvan Corners project has incorporated many of the adopted goals into the project. An overview of key goals followed by a summary of how the project is meeting those goals is listed below:

Goal Category	Goal	Analysis
Land Use	<ul style="list-style-type: none"> <li>Consider the property's adjacency to the school and cemetery</li> </ul>	<p>The applicant/school district are working together to incorporate the natural setting of the detention basin into a learning environment for the students (signage, programming, etc.).</p> <p>The site will provide improved access to the school allowing students within the development or adjacent to the development a more comfortable walking path to access the school. The school will control the open/closing of the gate.</p> <p>The project includes solid wood fencing for homes adjacent to the school site and ensure fencing is maintained in a safe condition.</p>

	<ul style="list-style-type: none"> <li>Housing may consist with for-sale units designed for specific needs such as work-force housing, teacher housing or similar product type</li> </ul>	<p>The housing units will range in size from 1,669 SF to 3,060 SF providing options for varying family sizes.</p> <p>15 percent (14 homes) will be deed restricted for lower income households for a minimum of 55 years.</p>
Design Goals	<ul style="list-style-type: none"> <li>Activate the area by fronting all building, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.</li> </ul>	<p>The project's design includes homes forward facing along Auburn Boulevard, Sylvan Plaza, and the detention basin, providing views into the development (not view of soundwalls and rooftops).</p> <p>Homes along the Auburn Boulevard. frontage will face the street and have a setback of approximately 20 feet from curb face to front porch. An existing landscape strip between the street and the sidewalk will remain in place and provide additional separation from the street to the new homes.</p> <p>Theme fence will run perpendicular to the sidewalk on Auburn Boulevard along the front yards providing a separation from the public sidewalk to the private property.</p> <p>There homes adjacent the Plaza and the detention basin will also face outward, providing resident with park like views into those spaces. Fencing will also be used to provide a defined space between the public realm and the private space.</p>
	<ul style="list-style-type: none"> <li>Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school.</li> </ul>	<p>The project's design includes a number of internally connected pedestrian pathways including a walking path to/around the detention basin and a gate to allow access to the Plaza. The project also includes a pedestrian gate to allow students to access the school without having to walk out to Auburn Boulevard</p>
	<ul style="list-style-type: none"> <li>Provide well-designed parking areas that are screened from Auburn Boulevard and Sylvan Plaza</li> </ul>	<p>The site layout includes homes facing Auburn Boulevard and the Plaza but all garages/driveways for these homes are from the rear of the unit (alley) and are not visible from the ROW.</p>
	<ul style="list-style-type: none"> <li>Incorporate Sylvan Plaza into the design</li> </ul>	<p>The design will include a pedestrian connection from the development to the plaza. Enhanced landscaping and careful design of the detention basin have been incorporated to integrate with the existing Sylvan Plaza.</p>

Based upon the analysis above, the project is adhering to the adopted goals into the project.

### Design Review Permit - Conclusion

As proposed and conditioned, staff believes the required findings can be made to approve the Design Review Permit for this project. Staff recommends approval of the Design Review Permit subject to the Findings and Conditions of Approval provided as Exhibit B to Attachment 2.

### **Tree Permit**

Chapter 106.39 of the Zoning Code contains the City's Tree Preservation and Protection measures. The purpose of this section is to preserve and protect the City's remaining native Oak trees, mature trees and others as identified in the Zoning Code.

The site has 44 on-site trees including a mix of palm trees, varieties of oak and elm, and cedar trees. Of those 44 trees, 30 trees are proposed for removal and 19 of those are considered protected by the City's Tree Preservation and Protection Ordinance and will require mitigation (approximately 427 inches).

Mitigation for the loss of protected trees is determined based on the diameter at breast height (DBH) of each tree. Mitigation for the loss of protected trees can occur in the following ways:

1. Replanting of trees (inch for inch basis)
2. Payment into the City's in-lieu mitigation fund
3. Combination of these options

The development was designed to retain a number of protected oak trees within the open space lots and the passive recreation area. Additionally, a number of new trees will be planted throughout the project area including the open space lots, within the detention basin as well as in the front yards of the proposed homes. After receipt of the final landscape plan, any net loss of trees (inches) will require mitigation either through tree planting elsewhere in the City and/or contribute to the City's in-lieu tree mitigation fund.

### **Tree Permit - Conclusion**

Based on the analysis above, staff recommends approval of the Tree Permit subject to the Conditions of Approval.

## **ENVIRONMENTAL REVIEW**

An Initial Study was prepared to identify and assess the anticipated environmental impacts of the Sylvan Corners Subdivision to satisfy the California Environmental Quality Act (CEQA). CEQA requires that all state and local government agencies consider the environmental consequences before approving those Projects. The Initial Study determined the Project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect and a Mitigated Negative Declaration (MND) was prepared. In accordance with CEQA, the Initial Study/Mitigated Negative Declaration circulated for a 30-day public review and comment period (July 28 – August 28).

During the public review period, comments were received from CA Department of Toxic Substance Control (DTSC), CA Highway Patrol (CHP), CA Department of Fish and Wildlife (CDFW), and Central Valley Regional Water Quality Control Board (CVRWQCB). Response to their comment is included in the Administrative Final MND provided as Exhibit A to Attachment 1.

Impact and Mitigation Measures. The MND analyzed impacts and, where appropriate, recommended mitigation measures in the following areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Noise
- Traffic and Transportation
- Tribal Cultural Resources

The MND includes the mitigation measures summarized below to ensure that all impacts are mitigated to a less than significant level:

- Implement basic and enhanced construction emission control practices to reduce fugitive dust
- Conduct a pre-construction surveys for nesting raptors and birds
- Conduct a pre-construction for roosting pallid bats
- Tree removals and mitigation shall be in compliance with the Tree Preservation and Protection Ordinance
- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt Cessation of all work should occur if tribal cultural resources are discovered during construction.
- If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated.
- Implement Best Management Practices for Air Quality
- Air conditioning shall be installed
- Auburn Boulevard/Sylvan intersection shall be modified for the additional pedestrian activity
- Monitoring of the potential for illegal southbound U-turns on Auburn Boulevard
- If subsurface deposits are encountered which represent a Native American or potentially Native American resource that does not include human remains, all work shall cease

Transportation Impact Study. Although SB 743 eliminated roadway vehicular Level of Service (LOS) as a CEQA topic, a Transportation Impact Study (TIS) was prepared to evaluate project consistency with the General Plan, Vehicle Miles Traveled (VMT), and traffic safety consistent with the City's TIS Guidelines. The TIS is provided as Attachment 6. The TIS evaluated the Auburn Boulevard/Sylvan Road intersection and found the intersection currently operates at LOS C (34 seconds of delay per vehicle) during the AM peak hour and LOS D (43 seconds of delay per vehicle) during the PM peak hour. According to the TIS, the proposed project would cause only modest increases in delay during the AM peak hour and no changes in delay during the PM peak hour as shown in the table below:

<b>Intersection Operations<sup>1</sup></b>					
		Existing Conditions		Existing Plus Project Conditions	
Intersection	Control	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Sylvan Rd/Auburn Boulevard/Old Auburn Rd	Signal	C/34	D/43	D/37	D/43

<sup>1</sup> General Plan Policy 29.2 requires a minimum LOS of E or better conditions during peak hours. The project will result in LOS, consistent with this requirement. Further, exemptions are allowed for certain roadways, including Old Auburn Road and Auburn Boulevard.



The TIS analyzed AM/PM peak hour trips at the southbound Auburn Boulevard approach to the Sylvan Road/Auburn Boulevard/Old Auburn Road intersection and found that the project will have a 4% increase in AM peak hour traffic and 2% increase in PM peak hour traffic over existing volumes. Results also showed almost no changes in vehicle queuing on this southbound approach. Project trips would not cause the queue to exceed the available storage. Hence, no changes in turn lane storage are required to accommodate project trips.

The TIS identified the project would increase levels of queuing on Auburn Boulevard and additional pedestrian activity by the project residents. The following improvements have been included as a condition of approval:

- Modify signal phasing to operate the eastbound and westbound approaches with lead/lag protected left-turn phasing (versus current split phasing).
- Signalize the channelized southbound, eastbound, and westbound right-turn lanes, providing push-button pedestrian detection in each crosswalk.
- Extend the southbound Class II bike lane by providing green skip striping (to designate a merge area) to provide for a continuous and more visible facility.

The TIS also identified that some project trips desiring to travel northbound on Auburn Boulevard may choose to perform an illegal U-turn at the southbound left-turn lane serving the Sylvan Corners Plaza. To alleviate this concern, the project has been conditioned that the project shall be monitored for this unlawful turn movement, and if warranted, the posting of additional signage to discourage the behavior may be required (COA #12).

#### ***Vehicle Miles Traveled (VMT) Analysis***

In response to SB743, the City adopted the SB743 Implementation Guidelines (Guidelines) in 2021. The Guidelines identify thresholds of significance pertaining to VMT that are applied when analyzing the transportation impacts of land use projects that are subject to CEQA. Consistent with the California Office of Planning and Research Technical Advisory, the City adopted a VMT threshold of 15 percent below existing development. As discussed in the TIS, the site was evaluated and determined the site is located in a low VMT area, therefore the project VMT impact can be deemed to be less than significant, consistent with the Guidelines.

Noise. A noise analysis was conducted as part of the environmental review. The nearest existing sensitive noise receptors to the Project Site are residences directly adjacent to the northwest corner of the Project Site (Fairytale Street/Tartanilla Circle) the school which is located directly adjacent to the Project Area. These sensitive receptors may be impacted by construction noise. However, the noise analysis determined construction noise would fall within the acceptable range provided construction occurs within the allowed hours (COA #6).

Noise measurements identified that once developed, the project will provide an acceptable ambient noise level for the residents of the project. However, residents of certain lots (adjacent/near Auburn Boulevard) may experience a noise level not considered acceptable due to noise associated with traffic (existing plus project). The noise level for the lots of concern is alleviated through conventional construction practices and the ability for homeowners to close doors/windows and operate air conditioning units (Mitigation Measure NOI-1).

Other Environmental Conditions. During a Phase II environmental assessment, 59 soil samples were taken from the site to test for potential presence of heavy metals, leadbased paint, PCBs, and/or termite pesticides. Five locations were found to exceed human health screenings levels. A Remediation Plan was prepared and following the execution of the Remediation Plan, additional soil sampling was completed and screening levels were reduced to appropriate levels and the

Remediation Plan was considered complete. More details on the soil sampling and testing can be found in the MND page 4-112.

When the school was demolished, transite pipe (an asbestos-cement pipe) was found and removed from the site. However, remnants of the pipe were found in some test pits conducted in preparation of a Geotechnical Engineering Report. The amount of remaining transite pipe is not quantifiable until the site is excavated for placement of engineered fill. The developer will be required to sift the soil during excavation to ensure all remnants of the transite pipe is removed in accordance with regulations. More information on the transite pipe can be found in the MND page 4-113.

Mitigation Monitoring. CEQA requires that mitigation measures must be incorporated into a Mitigation Monitoring Program. The purpose of the Mitigation Monitoring Program is to ensure compliance with the mitigation measures during implementation of the project. The Mitigation Monitoring Program for the project is included as part of the MND (Exhibit A to Attachment 1). The attached Resolution incorporates adoption of the Mitigation Monitoring Program.

## **Conclusion**

Staff recommends that the Planning Commission recommend that the City Council adopt the attached Resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan.

## **PUBLIC OUTREACH / COMMENTS**

Public outreach by both the City and the applicant has been robust throughout the process. Early on, prior to selecting Woodside's proposal, the City notified adjacent property owners/residents of the City's intent to sell the property and its potential for future development. No comments were received from residents following this notification.

In November 2022, Woodside Homes submitted their development application package. Soon thereafter, Planning staff initiated their standard procedures of posting the site with signage and updating the website to provide the public information on the proposal.

The applicant has hosted two community meetings. The first meeting on January 9, 2023, provided an overview of the project and provided opportunity for the applicant to receive community feedback early on in the process. Meeting invitations were mailed to owners of adjoining properties as the Rusch Park Neighborhood Association (NA 2) and Sunrise Ranch Association (NA 6). Comments shared by attendees were related to traffic and the project's impact to congestion and safety. At the time of this meeting, the traffic analysis was still in process. In July when the traffic analysis was completed, attendees were notified and provided a link to the report.

The applicant hosted a second community meeting on August 22, 2023. At this second meeting, the applicant shared the updated project plans and designs along with a thorough explanation of the site's amenities including the open space lots, passive recreation space and design feature of the detention basin. In addition, the presentation included an overview of the project's enhancements to improve vehicular and pedestrian safety. A recap of both community meetings is provided as Attachment M.

Meeting notices for tonight's hearing were sent to community meeting attendees, all property owners within 500 feet of the project as well as a notice was published in the Citrus Heights Messenger.



**SUMMARY/RECOMMENDED ACTION**

**SUMMARY/RECOMMENDED ACTION**

The Planning Division recommends the Planning Commission forward the following recommendations to the City Council:

1. Recommend that the City Council adopt the resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan;
2. Recommend that the City Council adopt the resolution to approve the General Plan Amendment to change the land use from Public to Medium Density Residential;
3. Recommend that the City Council adopt the ordinance approving a Rezone from RD-2 to Special Planning Area;
4. Recommend that the City Council adopt the ordinance creating the Sylvan Corners Special Planning Area;
5. Recommend that the City Council approve the Tentative Subdivision Map to create 94 single-family lots with six open space lots subject to the findings and conditions of approval;
6. Recommend that the City Council adopt the resolution to approve the Design Review Permit for the elevations of the proposed homes subject to the findings and conditions of approval; and
7. Recommend that the City Council approve a Tree Permit to allow the removal of several trees subject to the findings and conditions of approval.

**Attachments:**

1. Resolution Adopting Mitigated Negative Declaration
  - A. Final Mitigated Negative Declaration/Mitigation Monitoring Program (Admin Draft)
  - Attachment D. Draft Mitigated Negative Declaration
2. Resolution Approving Project
  - A. General Plan Land Use Amendment
  - B. Conditions of Approval
3. Ordinance
  - A. Rezone Map
4. Offering Memorandum
5. City Council Adopted Planning Goals
6. Transportation Impact Study
- A. Project Description
- B. Sylvan SPA Development Standards
- C. Illustrative Plan
- D. Site Plan
- E. Tentative Map
- F. Preliminary Grading
- G. Utility Plan

- H. Tree Exhibit/Tree Table
- I. Parking Plan
- J. Photo Exhibit
- K. Landscape Concept Plan
- L. Home Owners Association Memo
- M. Community Outreach Summaries
- N. Color and Materials
- O. Elevations