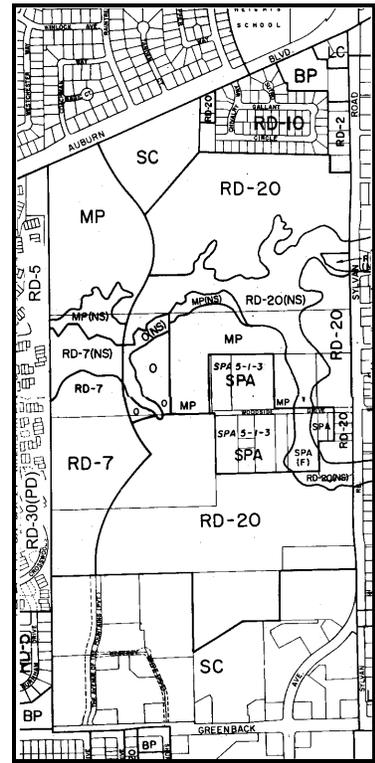


Stock Ranch Background Report



September 13, 1999

Prepared for
City of Citrus Heights
www.ci.citrus-heights.ca.us

Pacific Municipal Consultants
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Stock Ranch Timeline Summary

The following is a summary of the major events covered in this Background Report.
Refer to the page numbers noted below for additional information.

Year	Event
1960's and 1970's	Property is zoned for Agricultural uses <i>See page 1</i>
1978	Property is rezoned for Residential and Business Park uses; Citrus Heights Community Plan is adopted <i>See page 2</i>
1985	General Plan Amendment and Rezoning for Industrial-Office Park uses <i>See page 3</i>
1988	Zoning Agreement is revised; requirement for through access to Fountain Square Drive is eliminated <i>See page 6</i>
1992	General Plan Amendment and Rezoning for mix of Residential, Commercial, and Industrial-Office Park uses. Extension of Fountain Square Drive is eliminated entirely. <i>See page 8</i>
1992-98	Various development projects occur. <i>See page 10</i>
1994	Beazer Homes subdivision created; lot #27 is created in the southbound alignment of Fountain Square Drive, consistent with the County' action in 1992. <i>See page 10</i>
1995	Potential pedestrian/emergency link from Beazer subdivision to Regency Plaza is eliminated. <i>See page 13</i>
1999	City commissions traffic and access analysis of Stock Ranch area. <i>See page 14</i>

Introduction

This report provides a brief summary of the history of land use changes in the Stock Ranch area of Citrus Heights, with a focus on planned circulation issues. The intent of this report is provide an overview of the changes in land use and circulation planning which have occurred on the Stock Ranch property over the past two decades, and where appropriate to provide an analysis of the land use and circulations changes which have occurred (chiefly under the jurisdiction of the County of Sacramento).

This report is not intended to be exhaustive in either detail or analysis; the history of this property since 1978 is highly complex, and each of the participants in the planning process will undoubtedly have differing recollections of the discussions, decisions, and compromises which led to the current pattern of existing and planned land uses.

It is also not the intent of this report to provide recommendations on land use or circulation decisions; rather, the information in this report is intended to be used as part of a decision-making process which considers this and other information and analysis.

Prior to 1978

In the late 1960's and early 1970's, the property was zoned for agricultural use. Although this period saw substantial new residential and commercial development (Sunrise Mall opened in 1972; approximately 40 percent of the housing stock in the city was constructed during this period), the Stock Ranch property remained vacant.

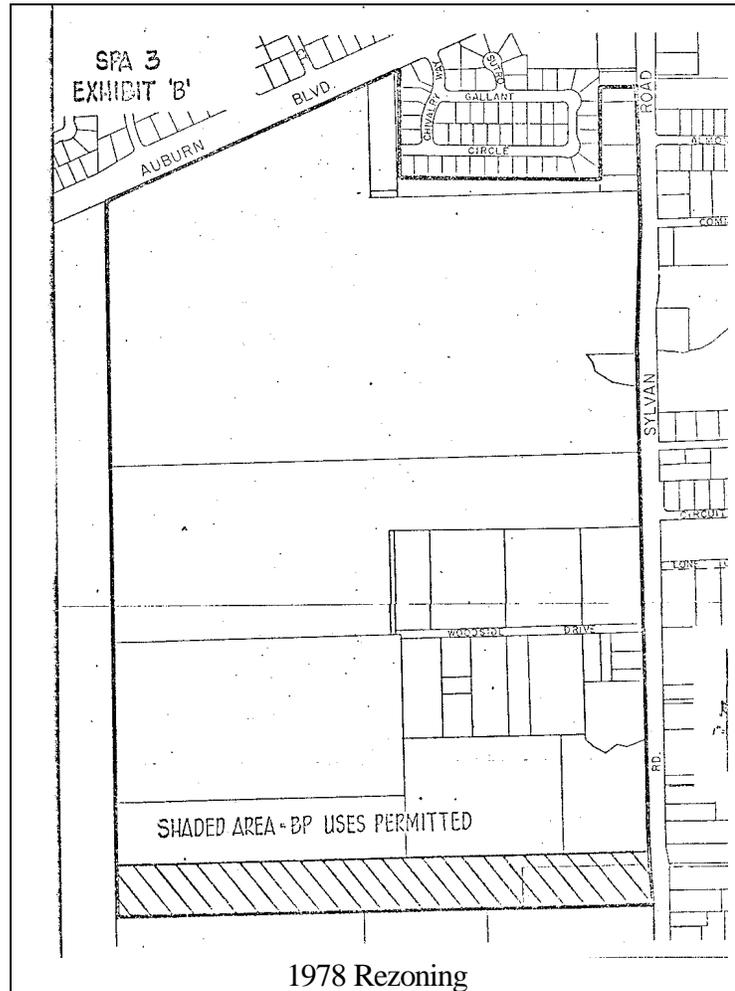
1978: New Owner and Rezoning

In 1978, the current owner of Stock Ranch—Mr. John Stock—had recently inherited the property, which was originally part of the larger Van Maren Ranch. Stock Ranch was at the time—and still is—one of the last remaining tracts of open land in Citrus Heights. Historically designated for agricultural uses, the site had the potential for other uses, and the new owner applied for a change in zoning to provide the potential for capturing some of the potential local residential and office market (note that this occurred at the height of the development of Citrus Heights, generally at the same time as the construction of Sunrise Mall and large numbers of new homes).

Responding to a request for new zoning, the Board of Supervisors approved a rezoning to redesignate the site as a “Special Planning Area” with a mix of MP (industrial-office park) and residential uses.

The figure to the right shows the SPA zoning as approved by the County in 1978: the majority of the site was designated for residential uses, with a small area of BP (planned industrial) along the site’s southern boundary.

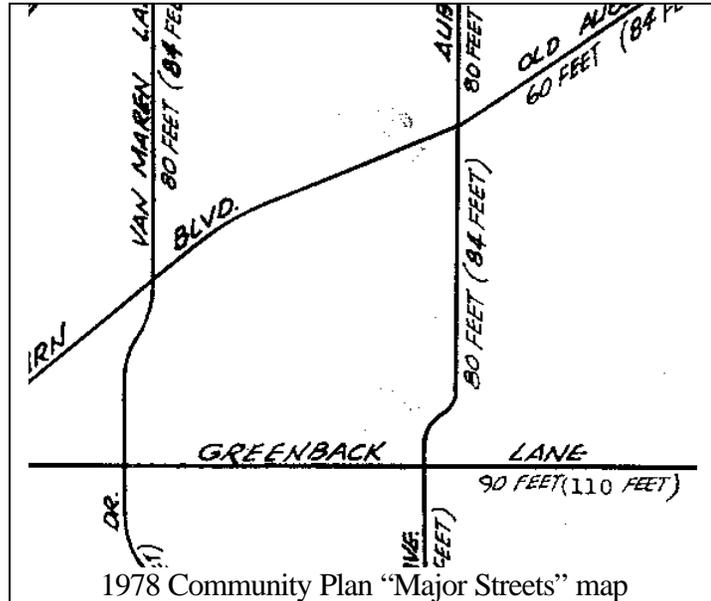
Circulation Issues: The SPA allowed only one (1) crossing of Arcade Creek; a bridge was clearly anticipated to be built to provide a connection from Auburn Boulevard to Sylvan Road.



1978: Citrus Heights Community Plan

The County adopted the Citrus Heights Community Plan in 1978. The Community Plan incorporated the Special Planning Area for Stock Ranch, which was described in the Plan as follows:

"This large area is at the southwest corner of Auburn Boulevard and Sylvan Road. Arcade and San Juan Creeks cross the property. Arcade Creek has been left in a natural condition to the west, through the Crosswoods Planned Development, and it is important to continue similar treatment of the creeks through this Special Planning Area. A few homes on large lots are developed along Woodside Lane, the one street entering the property. Commercial development borders the area on the south, with a variety of



residential uses to the north, east and west. It has been determined that a school site will be needed within the boundaries of the Special Planning Area." Citrus Heights Community Plan, 1978. Note: The school site was never built.

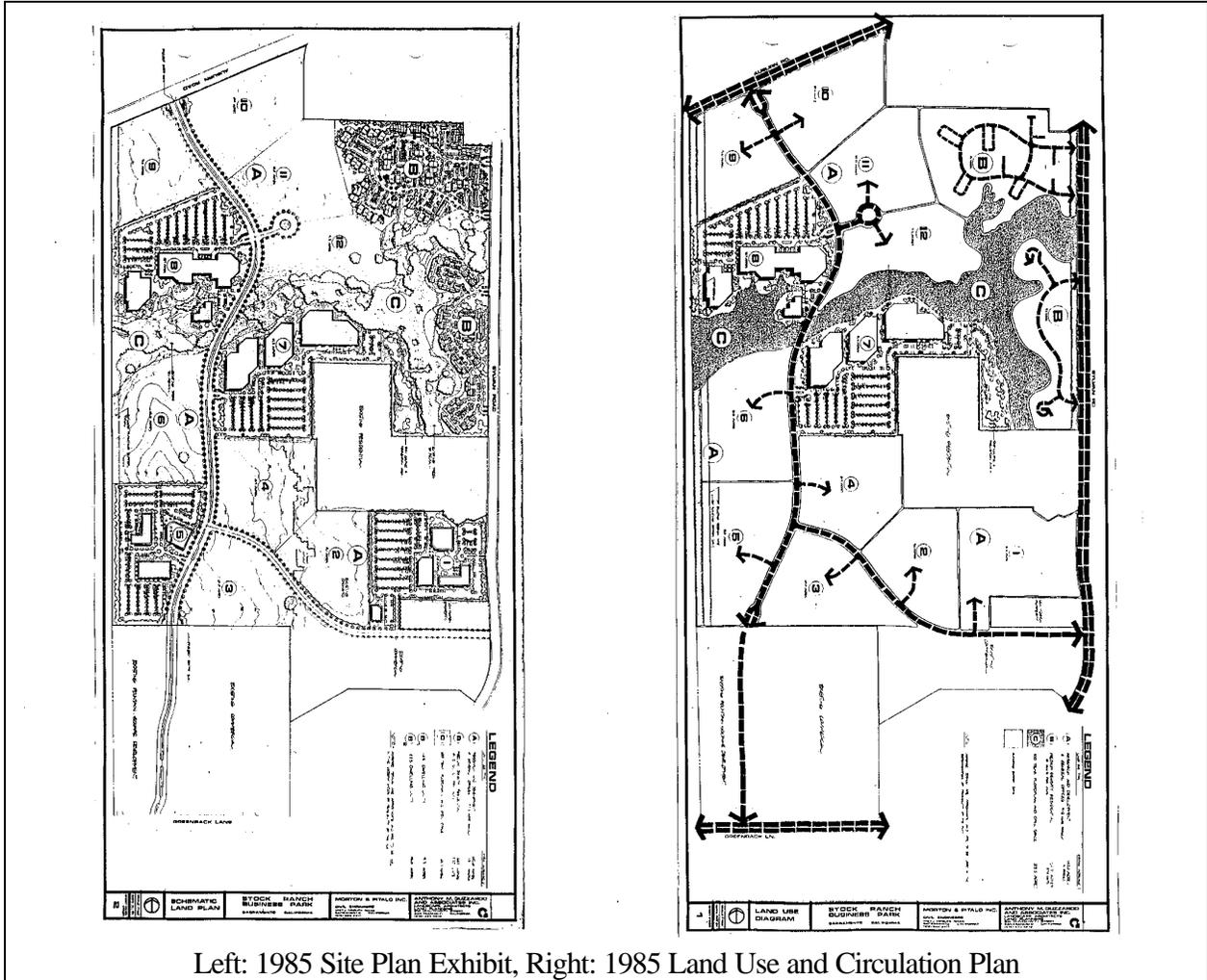
Circulation Issues: The Community Plan's map of "Major Streets Rights of Way" shows Auburn Boulevard, Sylvan Road, and Greenback Lane, but does not designate a roadway through the site (see figure).

1985: General Plan Amendment, Community Plan Amendment/Rezoning

The Board of Supervisors approves amendments to the General Plan and the Citrus Heights Community Plan:

- The **General Plan** is amended to designate the site for industrial uses and medium density residential.
- The **Community Plan** is amended to change the zoning on the site to MP (industrial-office park) and RD-20 (residential development at up to 20 units per acre).

The figures below shows the general layout of land uses as proposed at the time: several large office complexes, with residential development along Sylvan Road and within the site.



Left: 1985 Site Plan Exhibit, Right: 1985 Land Use and Circulation Plan

The apartment complex at the northeast corner of the Stock Ranch property adjacent to Sylvan Road was approved in 1985; a second apartment complex (also shown on this plan) was later constructed. Until the development of Merrill Gardens and the Beazer Homes subdivision in 1997-98, these were the only major developments in Stock Ranch.

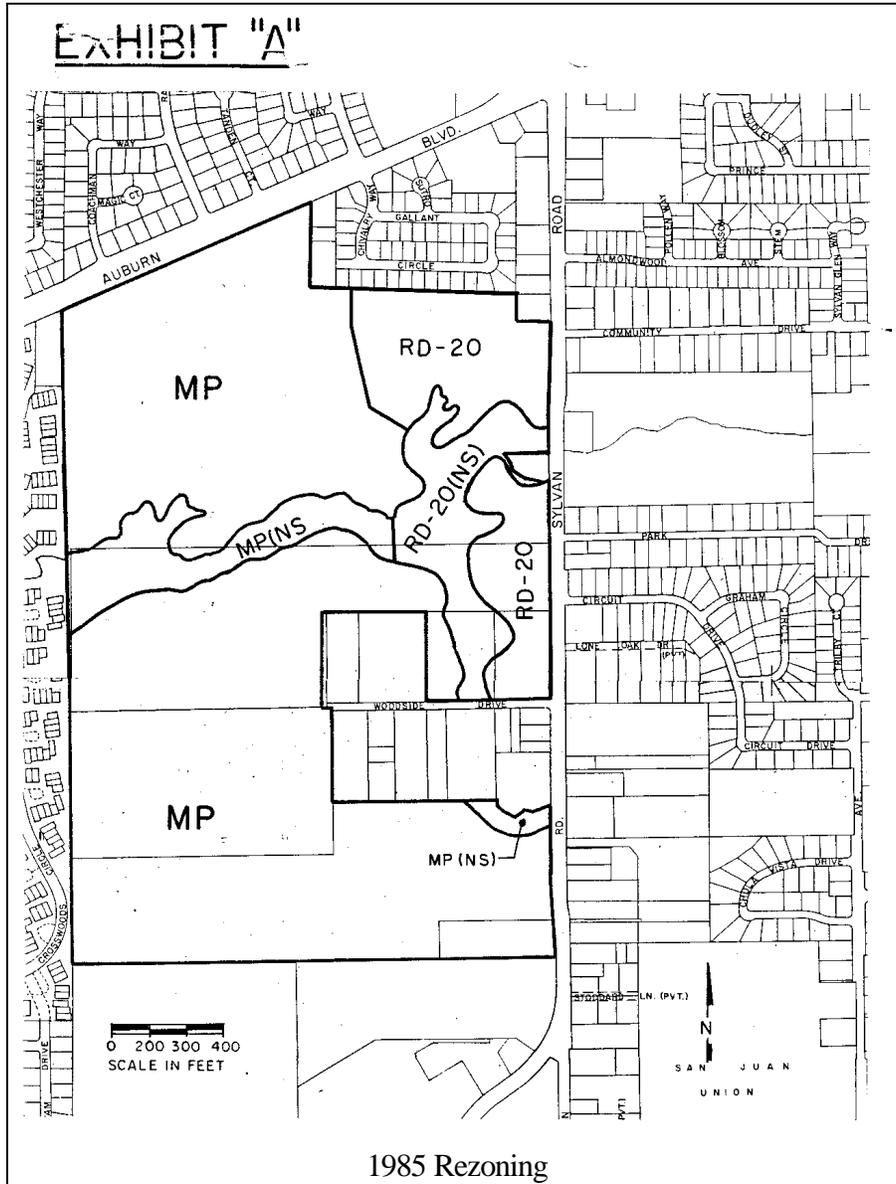
It may be noted that County staff at the time recommended denial of this proposal and the approval of a land use plan that provided for mostly residential uses. The staff report presented at the time noted that,

“Available evidence, including submittals from previous industrial office park applications, indicate that not only is there not a need for more office park industrial land, there is already an oversupply. If there were a need, the subject site is not a very suitable one for an industrial office park.”

Staff’s recommendation notwithstanding, the Citrus Heights Community Council recommended approval of the change, which was subsequently approved by the Board of Supervisors.

Circulation Issues: At the time of these land use changes, roadways connecting Fountain Square Drive and Sylvan Road to Auburn Boulevard were clearly envisioned.

The maps above highlight the roadway connections proposed at the time, including a new roadway through the site. As shown, a connection to Fountain Square Drive was proposed; a condition was placed in the Zoning Agreement for the property which required that this roadway access would be provided before some development of the property could take place (this condition was later removed by the County; see the 1988 discussion below).



1988: Revision to Zoning Agreement

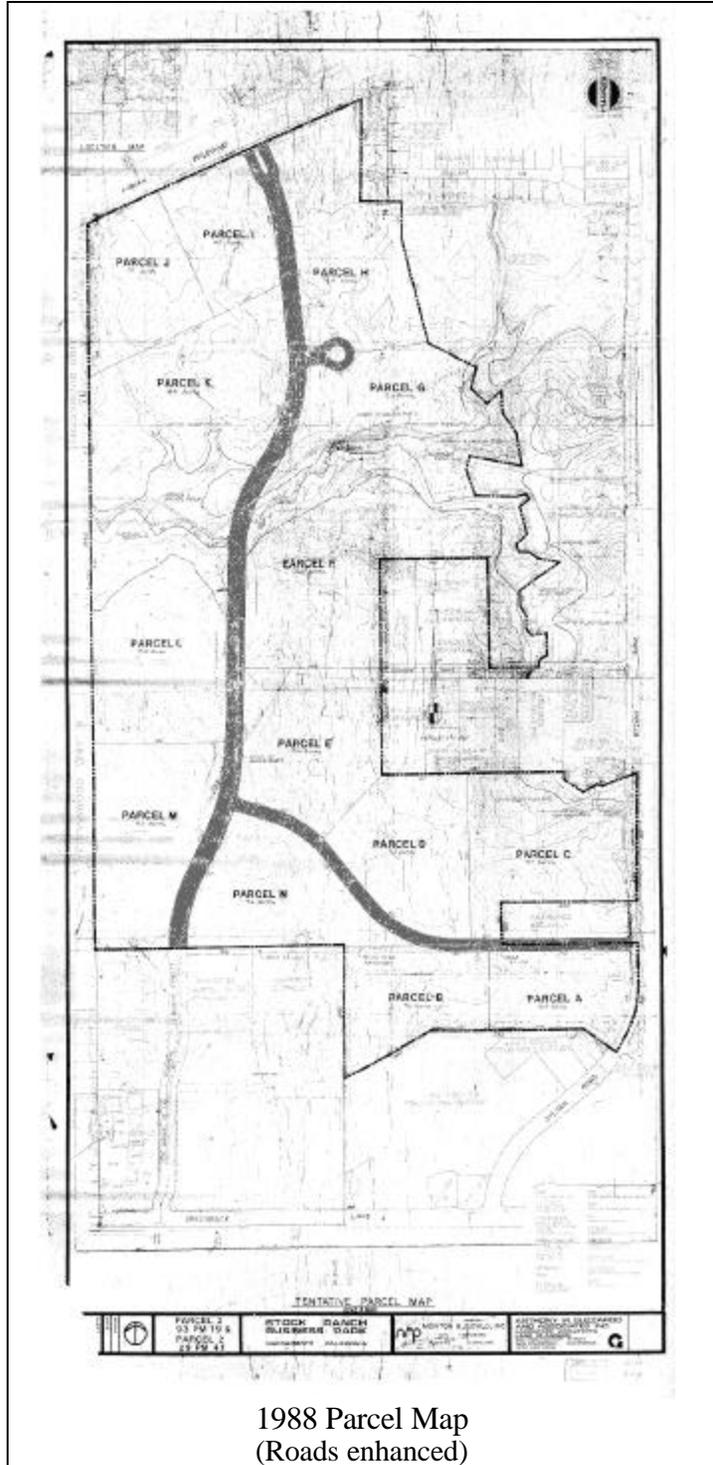
When the property was rezoned in 1985, the Zoning Agreement required by the County stipulated that no development could take place until access to Fountain Square Drive was provided (Fountain Square Drive was at the time a private roadway under separate ownership, and existed in its current configuration, ending at the Stock Ranch property line near the Post Office.

An application had been filed to develop an apartment complex on Sylvan Road, and the applicant requested that the condition which required access to Fountain Square Drive be amended to allow the apartments to be built.

Circulation Issues: This changed condition of development reflected the difficulties associated with obtaining permission from the owner of Fountain Square Drive to allow a new public roadway to connect to Greenback Lane. As discussed below, the County in 1992 ultimately removed this requirement entirely, and opted for requiring pedestrian and emergency access only; this requirement was also later eliminated.

1988: Parcel Map

In 1988, a parcel map (shown below) was submitted to divide the undeveloped portion of Stock Ranch into 14 parcels. Although the map was never approved, it is shown here because it continued to show the ultimate development of a connection to Fountain Square Drive and from Sylvan Road to Auburn Boulevard.



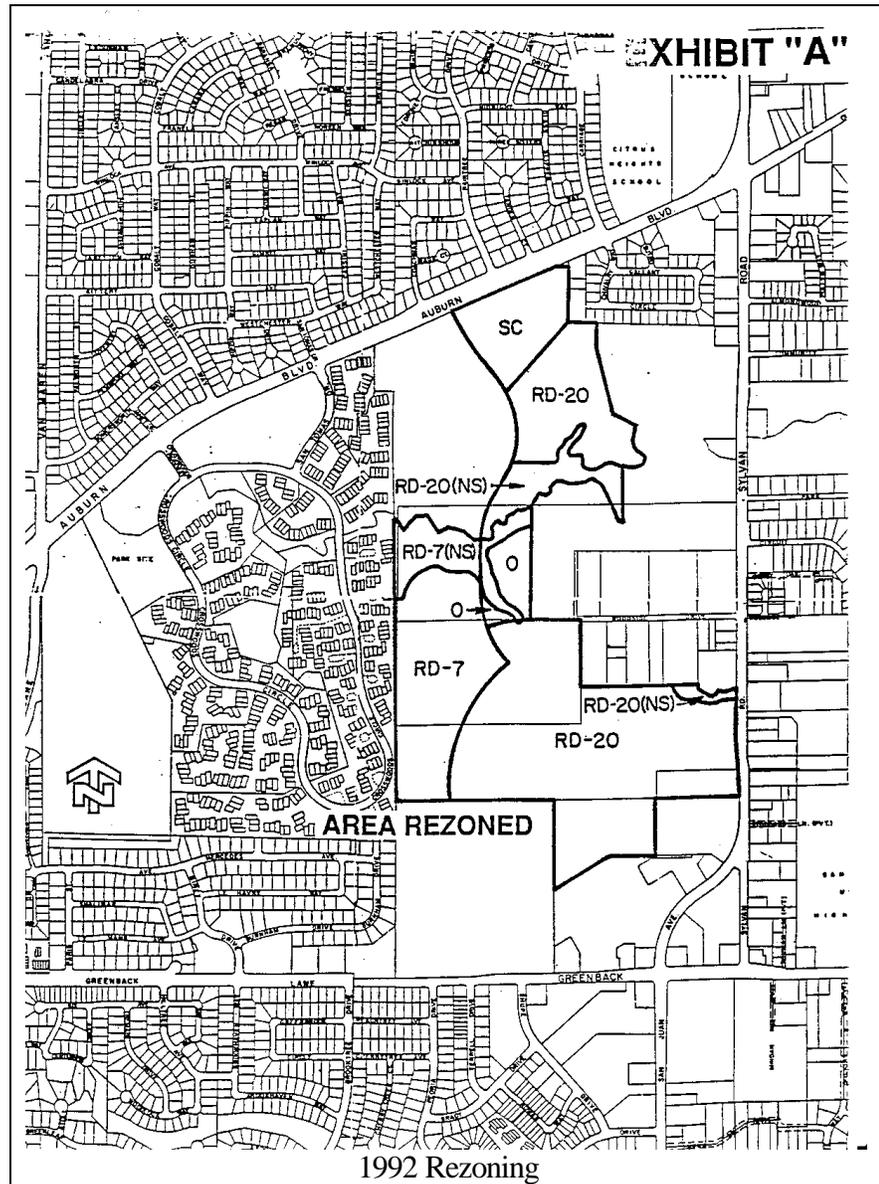
1992: General Plan Amendment, Community Plan Amendment, and Rezoning

The majority of the Stock Ranch area was replanned again in 1992. The 1992 rezoning of the site left little of the 1985 development scenario intact, making major changes from the primarily business park-oriented plan which had failed to attract any new office development in the eight years since it was approved.

As shown in the figure to the right, this change of zone affected the site in several major ways, primarily through the re-introduction of large areas of residential development in the area south of Arcade Creek. The 1992 rezoning represented the last changes in planned land uses prior to incorporation; current City zoning (adopted from the County upon incorporation) reflects the designations approved at this time.

Changes approved in 1992 included:

- The area to the west of the planned extension of Fountain Square Drive, previously planned for office uses, was redesignated for single family home development (this area was recently developed with the Beazer Homes subdivision).
- The area on the north side of Stock Ranch Road west of Sylvan Road was redesignated for medium-density residential development at up to 20 units per acre; it had previously been planned for office development.
- This rezoning also introduced commercial zoning; a portion of the site adjacent to Auburn Boulevard was designated for SC (Shopping Center) uses (the same zoning applied to Sunrise



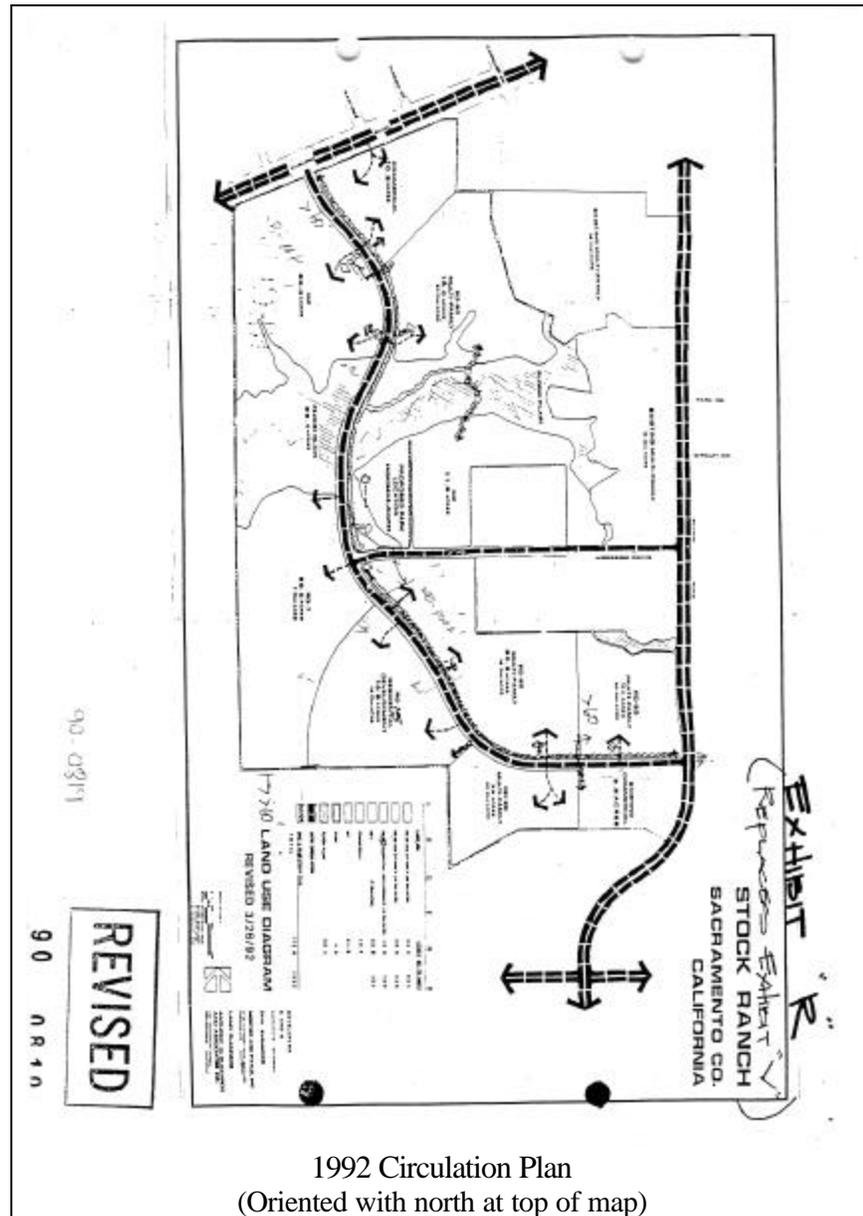
Mall and several other large commercial developments). To the west of the SC area, the previous MP (office-industrial park) zoning remained intact; to the south and west of the SC area, previously MP-zoned property was redesignated for RD-20 residential development.

Circulation Issues: This rezoning revised the basic circulation framework for the Stock Ranch area, deleting the requirement for a public roadway access to Fountain Square Drive, as shown in the figure below.

An earlier condition requiring public roadway access to Avenue of the Fountains (the subject of the revision to the Zoning Agreement discussed above) was changed to require access only for "bicycles, pedestrians, emergency vehicles, and other privately operated unlicensed motorized miniature vehicles (e.g., electric golf carts)." This non-roadway access could be provided to either Avenue of the Fountains or Regency Drive.

According to County records, this change was prompted by neighborhood concerns (e.g. Crosswoods) about increased traffic on Avenue of the Fountains.

For the balance of Stock Ranch, the circulation plan still called for a connection from Sylvan Road to Auburn Boulevard, and the construction of a bridge over Arcade Creek.



1992 Circulation Plan
(Oriented with north at top of map)

As part of the County's approval of the deletion of Fountain Square Drive, the property owner provided funding for the project's fair share of improvements to the intersections of Sylvan Road/Greenback Lane and Fountain Square Drive/Greenback Lane.

1992-1998: Subdivision and Development

With a land use plan in place which provided lands designated for uses which were supported by market demands, development began to occur. This period saw the development of all of several major projects:

- The senior apartments on the south side of Stock Ranch Road (approved in 1993);
- The Merrill Gardens senior care facility (completed in 1997);
- An alzheimer's care facility (completed in 1997)
- The Beazer Homes residential subdivision (completed in 1998).

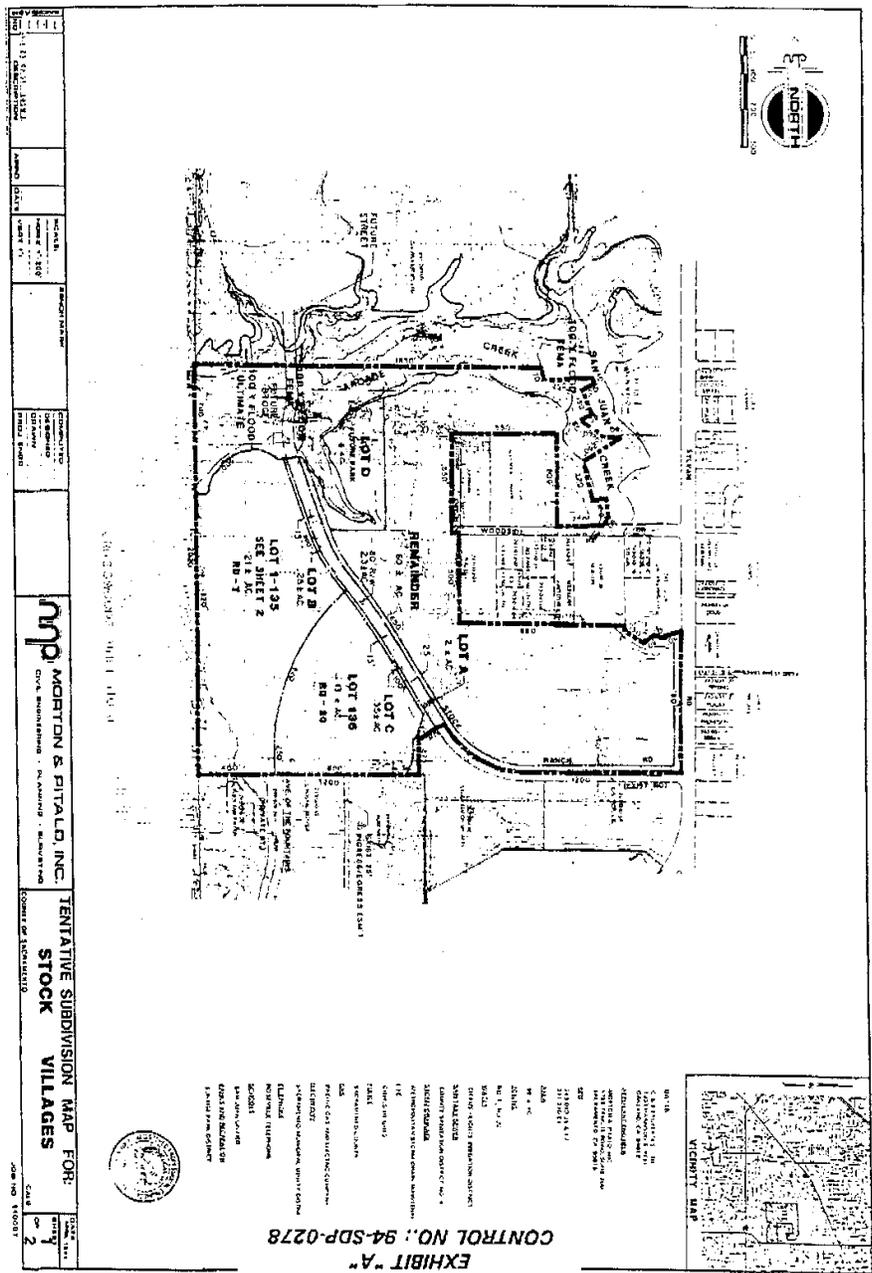
1994: Subdivision

As noted earlier in this report, a connection to Fountain Square Drive had long been a difficult issue. Although shown on plans since at least 1984—and apparently planned for extension from its existing terminus, based on the lack of a cul-de-sac or turnaround—Fountain Square Drive remained a private street, and public access from Stock Ranch Road had not been secured.

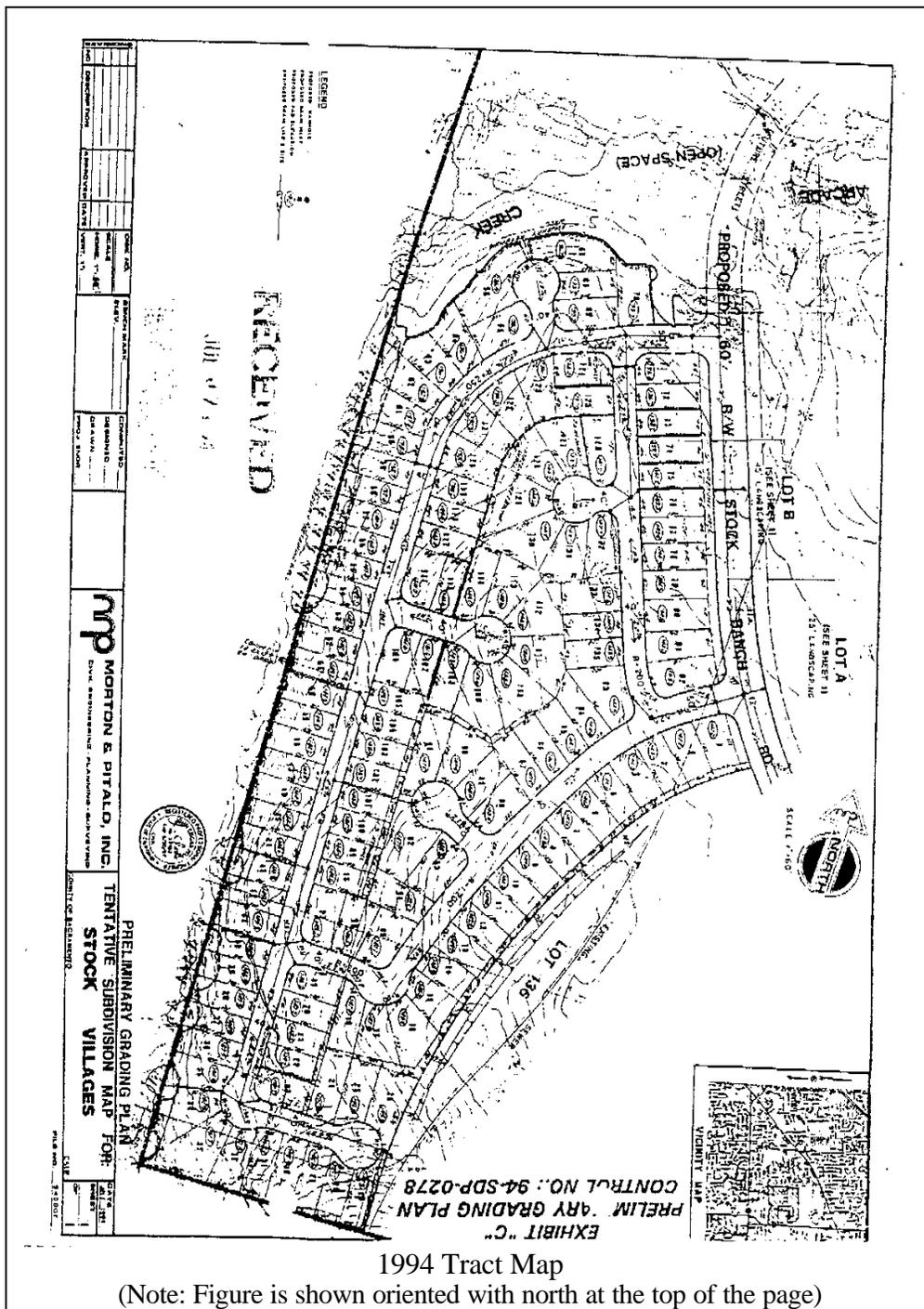
In addition, the potential for the creation of a through route from Greenback Lane to Stock Ranch Road continued to be of concern to the residents of the Crosswoods planned development, who had for years expressed concern about any development in Stock Ranch and in particular any non-residential development. The Crosswoods residents have expressed concerns over the years about the potential for noise and other impacts which could result from commercial uses and from traffic on roadways within Stock Ranch. In particular, creating a new through route across the site had been viewed by the Crosswoods residents as having the potential to create traffic and noise impacts affecting their development.

Part of the approval of these projects involved the creation of parcels, which were in most cases further subdivided for development. Two of these maps, covering areas south of Arcade Creek, are shown below primarily to illustrate the continued planning for an ultimate connection from Sylvan Road to Auburn Boulevard—and the lack of a connection to Fountain Square Drive.

In both of these maps, a future connection to the existing northern terminus of Fountain Square Drive is *not* shown. On the tract map, the southernmost lot (at the bottom of the map) is located in the right of way of a future extension of Fountain Square Drive. As noted above, the 1992 rezoning removed the requirement for a roadway connection to Fountain Square Drive; these maps are consistent with that change, and do not show such a connection (see the discussion and illustration of emergency access later in this report).



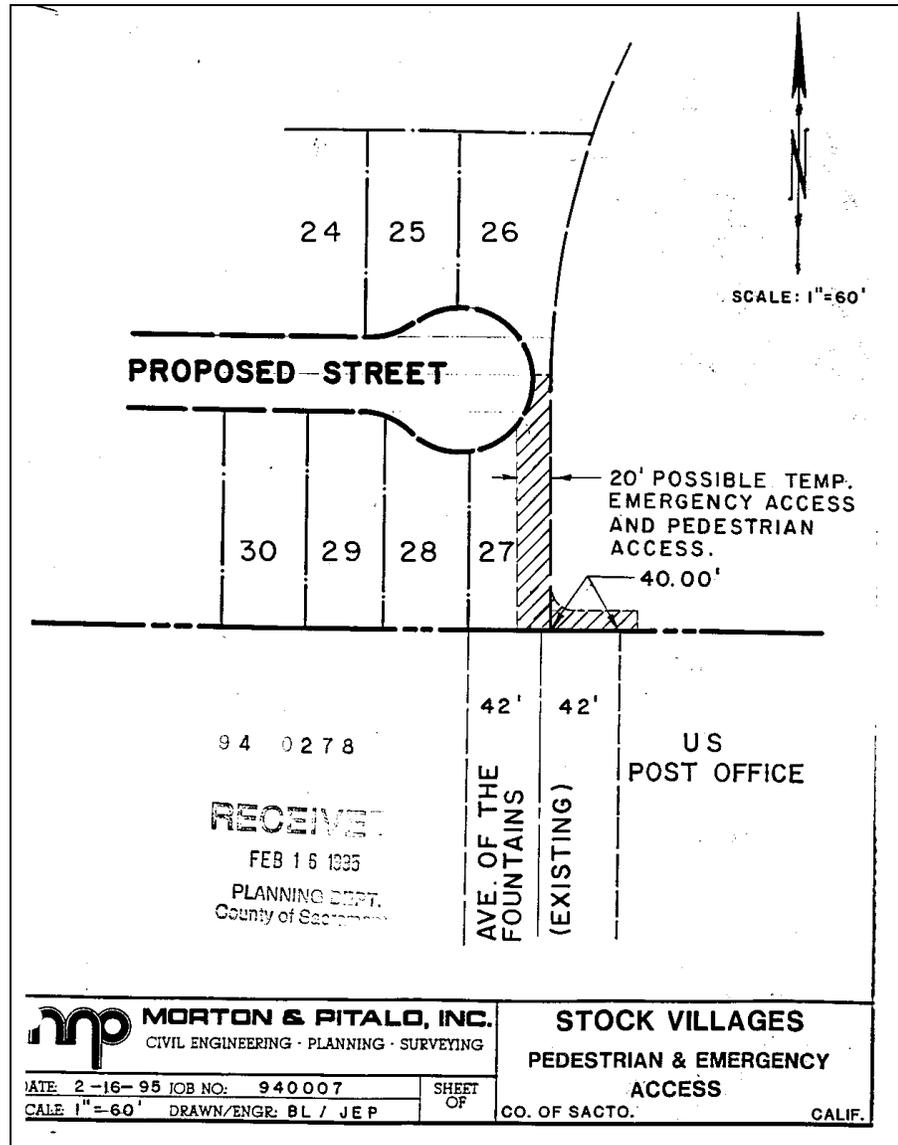
1994 Parcel Map
 (Note: Figure is shown oriented with north at the top of the page)



1995: Emergency/Pedestrian Access

As noted above, the requirement for a public roadway connection to Fountain Square Drive was removed from the Stock Ranch property on two occasions—first with the approval of an amendment to the Zoning Agreement for the site in 1988, and later with changes in the conditions of approval for the 1992 rezoning. The figure below illustrates a 1995 proposal to provide emergency and temporary access via an easement connecting the Post Office property with the Beazer Homes subdivision.

The proposed connection was ultimately removed as a condition in large part because no means was available to provide long-term maintenance of the connection (e.g. a homeowners association, landscaping and lighting district, etc.). The Sheriff's Department was also concerned about the potential for crime: *"Linking a commercial development to a subdivision has in the past always lead [sic] to crime problems. In the interest of public safety, we recommend that either a standard street be installed or the access be eliminated."* (Memorandum to County Planning, February 1995)



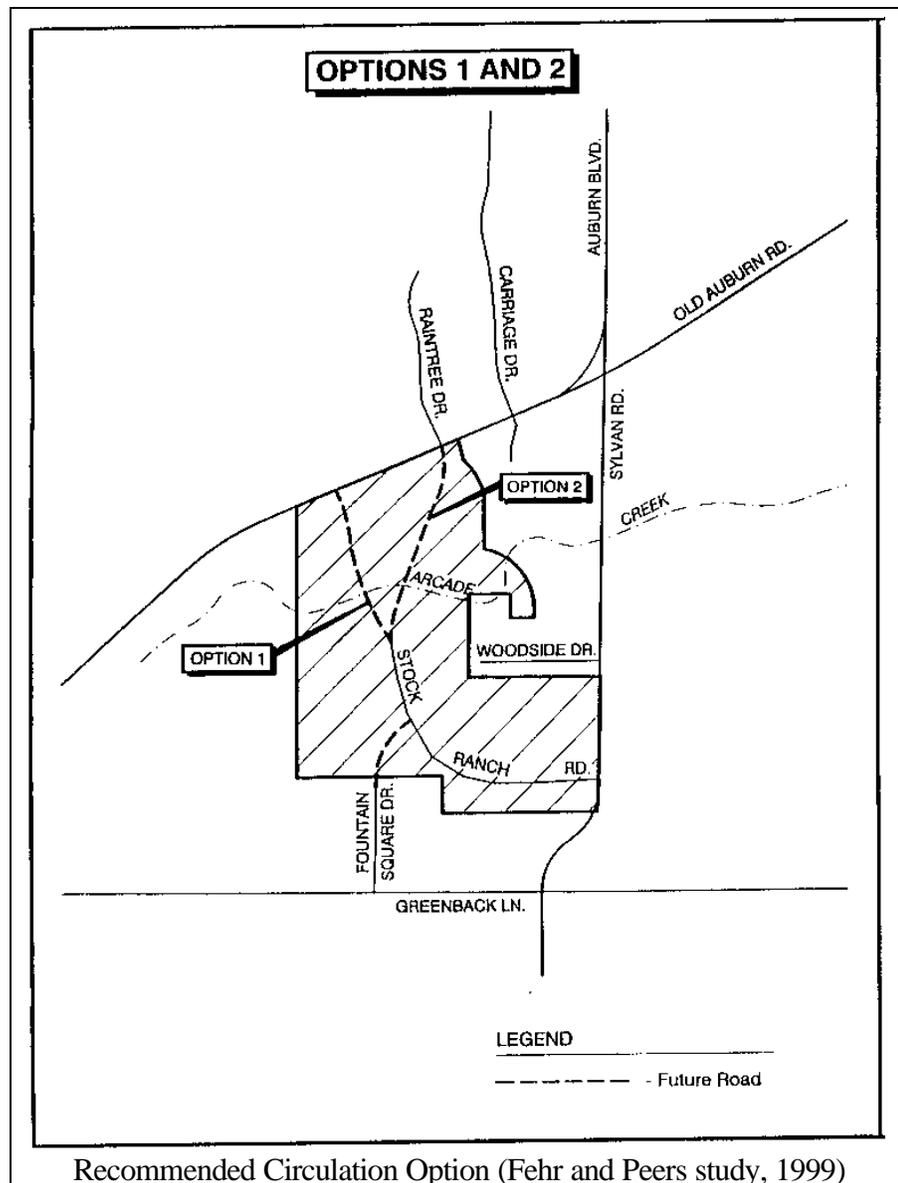
1999: Stock Ranch Traffic Analysis

In 1998, the City commissioned a preliminary traffic analysis of the Stock Ranch property, primarily to examine the types of circulation improvements which should be required as part of future development of a proposed commercial project, but also to examine the question of whether Stock Ranch Road should be extended to Auburn Boulevard or terminated at Arcade Creek. The completed study was presented to the City in 1999.

The proposed project examined in the Fehr and Peers study envisioned the development of the majority of the Stock Ranch property north of Arcade Creek with commercial uses, including several "big box" retailers (home center, large discount stores, etc.). A summary of the development scenario examined in the study is shown below.

The Fehr and Peers study examined five basic circulation alternatives for the Stock Ranch area:

- Option 1:
Extend Stock Ranch Road to Auburn Boulevard approximately 590 feet west of Raintree Drive and extend Fountain Square Drive to Stock Ranch Road. *This is the alternative recommended by Fehr and Peers, based on their analysis.*
- Option 2:
Similar to Option 1, but Stock Ranch Road would intersect Auburn Boulevard directly opposite Raintree Drive.
- Option 3:
Similar to Option 1, but does not include the extension of



Fountain Square Drive to Stock Ranch Road.

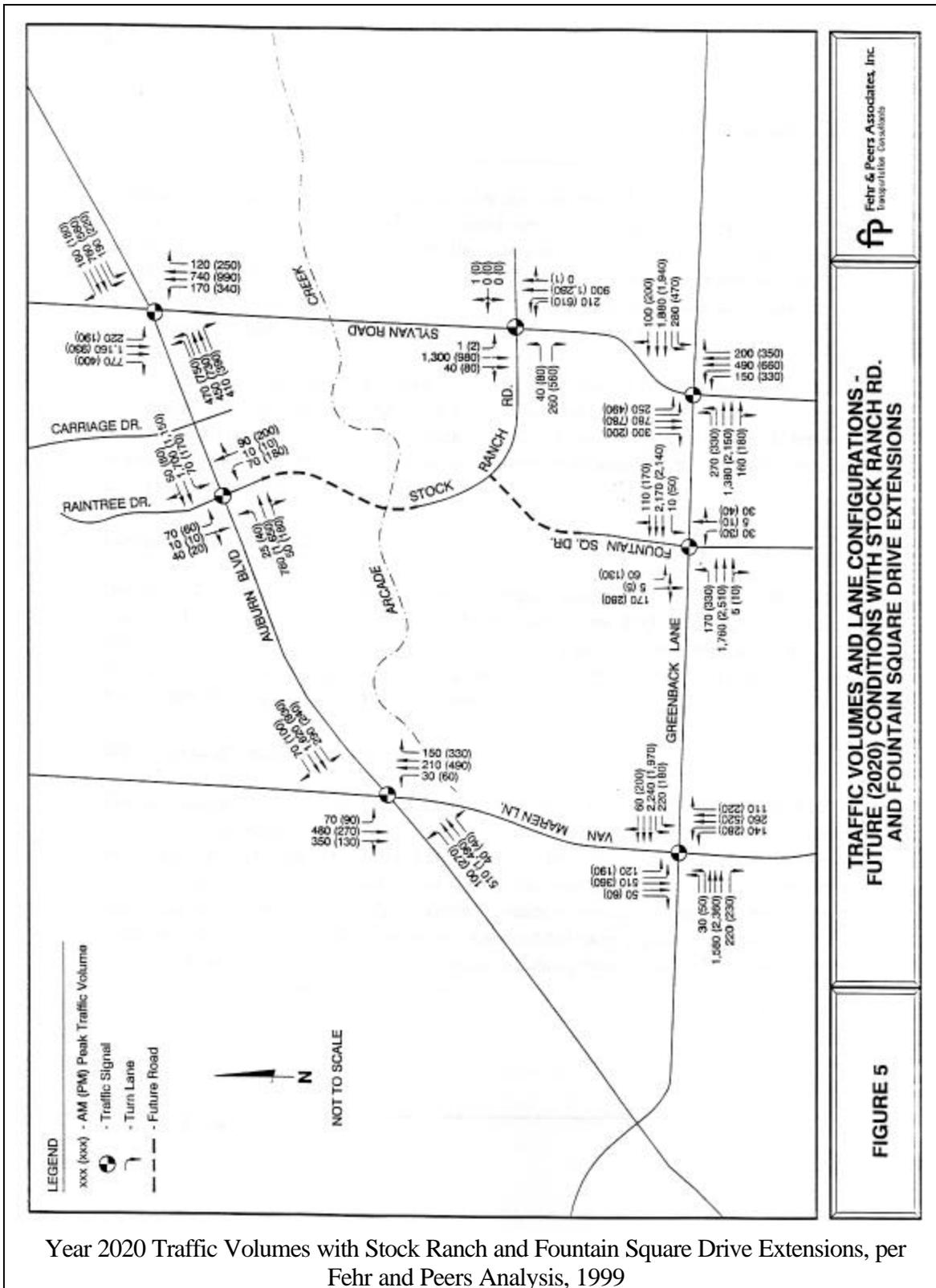
- Option 4: Similar to Option 2, but Stock Ranch Road would be designed with access restrictions, such as speed bumps, or an indirect connection (through a parking lot for example) to limit through traffic.
- Option 5: Similar to Option 1, but the Stock Ranch Road bridge over Arcade Creek would accommodate pedestrians, bicyclists, and emergency vehicles only.

The five circulation system options were evaluated in consideration of the following factors:

- Directness of travel (vehicles, bicycles, pedestrians);
- Access to existing and future development in Stock Ranch;
- Operations at nearby intersections;
- Emergency services access;
- Impacts to existing residential areas; and
- Estimated cost.

The figure to the right illustrates the recommended roadway access; the study recommends that “Option 1” be implemented.

Based on existing and projected land uses and traffic volumens, the Fehr and Peers study also examined potential future traffic on both Stock Ranch Road and Fountain Square Drive. The figure below illustrates the results of that analysis.



Year 2020 Traffic Volumes with Stock Ranch and Fountain Square Drive Extensions, per Fehr and Peers Analysis, 1999

Based on their analysis, Fehr and Peers concluded,

*“To determine the number of “through” trips expected to use Stock Ranch Road, we used the SACMET 2020 Travel Demand Model with the proposed Stock Ranch Road and Fountain Square Drive extensions in place. The model predicted fewer than 1,000 through trips per day on Stock Ranch Road, the majority of which travel between Auburn Boulevard and Sylvan Road. A review of existing travel patterns at the Auburn Boulevard/Sylvan Road intersection generally confirms this finding. Approximately 5,500 vehicles per day currently travel between Auburn Boulevard (west) and Sylvan Road through this intersection. **Given the number of local trip origins/destinations (schools, commercial uses, apartment complexes, existing residences) located near the Auburn Boulevard/Sylvan Road intersection, it is unlikely that any more than 20 percent of these trips (1,100 vehicles per day) will divert to Stock Ranch Road.***

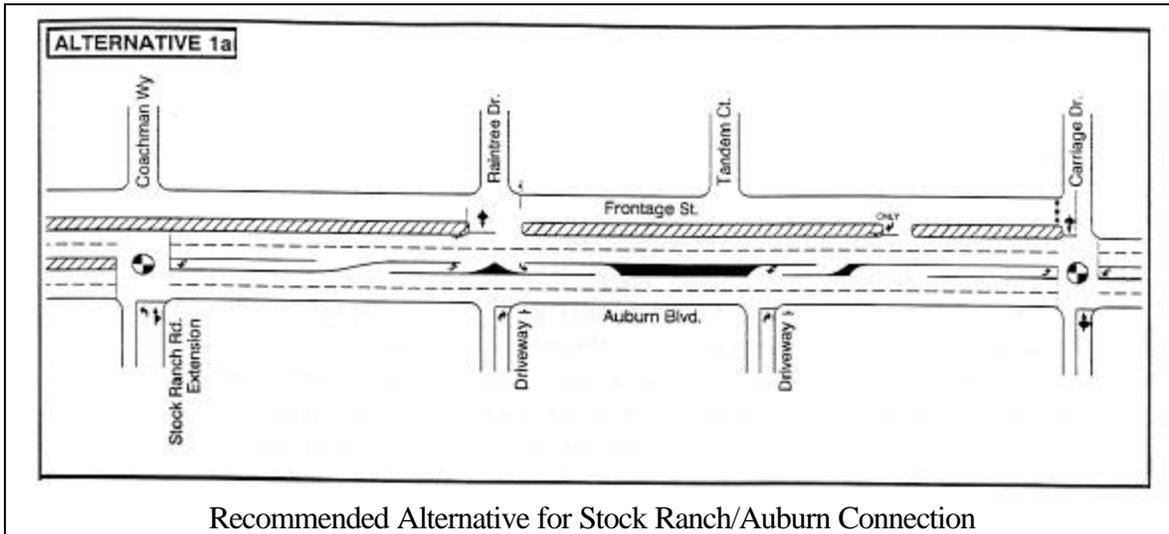
***Options 1, 2, 4, and 5 may result in a limited number of “through” trips on Stock Ranch Road and Fountain Square Drive between Greenback Lane and Sylvan Road. The number of through trips will be limited by the indirect alignment and greater travel times of these roadways as compared to the Greenback Lane/Sylvan Road route.”** Fehr and Peers Stock Ranch Circulation Analysis, 1999 [emphasis added]*

Based on the analysis in the Fehr and Peers analysis, traffic on Fountain Square Drive would increase only slightly if a connection to Stock Ranch Road was provided. The table below summarizes existing and projected traffic on Fountain Square Drive, assuming that a future connection to Stock Ranch Road is provided.

Scenario	Average Daily Traffic	Notes
Existing Conditions (1999)	4,570	
Year 2020 w/o Fountain Square Connection	4,975	Increase in ADT compared to current conditions = approx. 400 vehicles per day
Year 2020 w/ Fountain Square Connection	6,725	Increase in ADT compared to roadway w/o connection = 1,750 vehicles per day
Note: Vehicle traffic on Fountain Square Drive was calculated by adding all morning and evening peak hour trips turning and through trips onto Fountain Square Drive and multiplying by 5 (using the general rule that morning or evening peak hour trips equal ten percent of total daily traffic).		

As shown, the construction of a through connection from Fountain Square Drive to Stock Ranch Road would increase traffic on that roadway by approximately 1,750 trips per day—it is these cars that would be expected to use the segment of Fountain Square Drive between its existing terminus and Stock Ranch Road. This level is relatively low, and would result in only minor noise impacts which could be addressed through setbacks, perimeter walls, or other appropriate measures. Based on this analysis, and on the potential for providing access for residents in the Stock Ranch area to city hall, the post office, and the commercial areas adjacent to Fountain Square, Steve Brown (traffic engineer for Fehr and Peers) rates the need for the connection as very high.

The Fehr and Peers study examined several scenarios for connecting Stock Ranch Road with Auburn Boulevard. The recommended alternative is shown below.

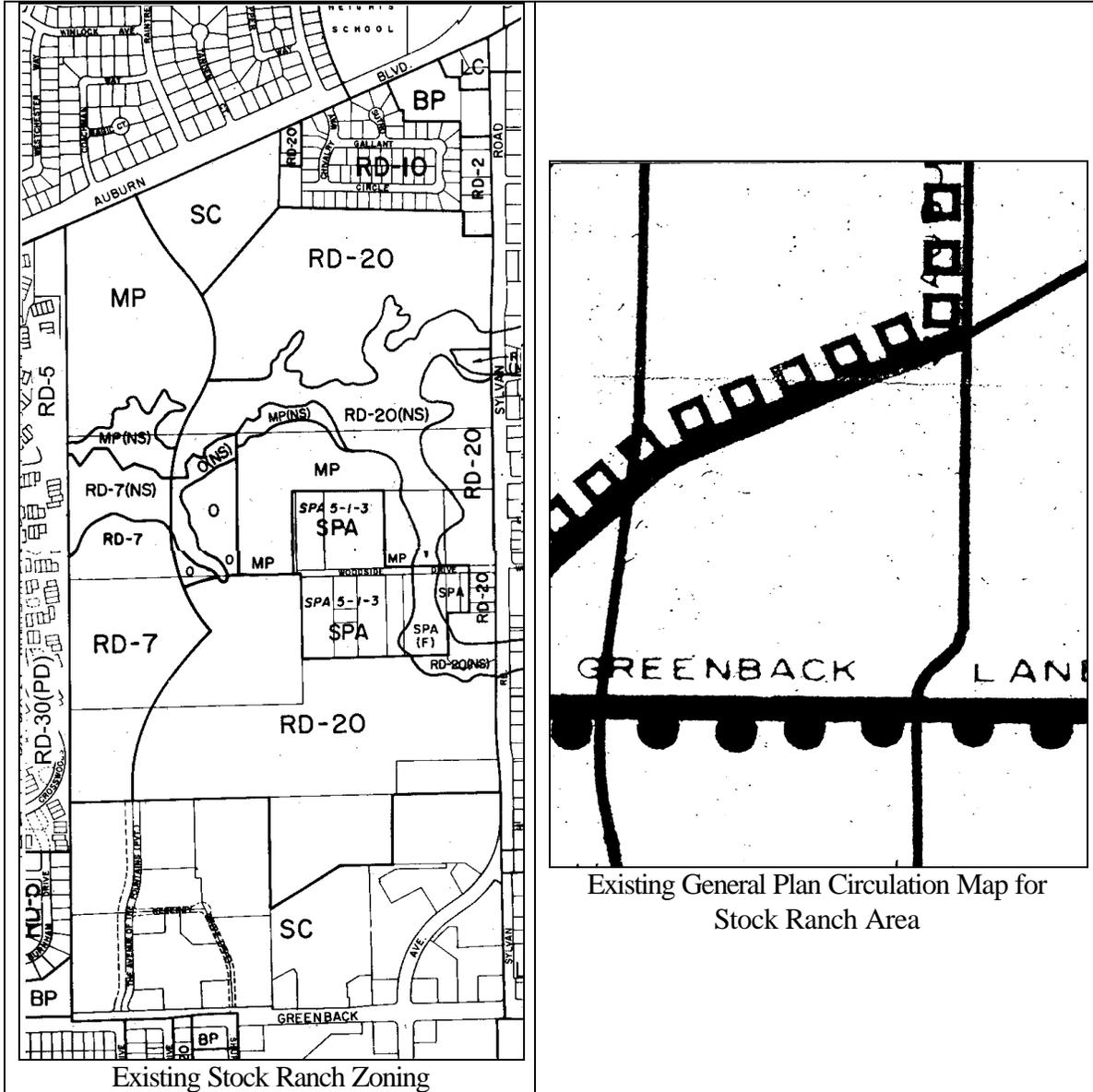


Recommended Alternative for Stock Ranch/Auburn Connection

The recommended connection is based on the desire to continue providing access to Auburn Boulevard for the neighborhoods to the north while reducing (or eliminating) the potential for increasing north-south through traffic. As shown, one new traffic signal would be constructed at the future Stock Ranch Road intersection, while a combination of turn lanes, median islands, and the existing Carriage Drive signal limit new north-south trips north of Auburn Boulevard.

Current Zoning and Circulation Plans

As of the writing of this report, the Stock Ranch property is designated as shown in the figure to the right; the following figure illustrates the existing General Plan circulation plan for the property and vicinity.



Stock Ranch FEIR Mitigation Measures

1) Land Use

- A) Install a 6' masonry wall along the southern boundary, adjacent to the existing commercial development.

2) Public Services

A) Water Supply

- a) Annex the site to CHWD (fees were \$460/gross acre in 1992)?
- b) Donate land and participate in construction of a groundwater well (approximate location is east side of Stock Ranch Road just south of Arcade Creek).

B) Sanitary Sewer

- a) Construct off-site public sewer to relieve surcharging on existing 27" trunk line.
- b) On-site sewer should be coordinated with SRCSD to determine if additional surcharging must be relieved.

C) Electrical

- a) Capacity of the existing distribution transformer at Sylvan/Auburn will need to be increased.
- b) New 12 KV lines will need to be constructed on-site.

D) Fire Protection

- a) Any installed or modified traffic signals shall have equipment installed to allow emergency vehicle operation.

3) Recreation and Parks

- a) Dedicate 5-6 acres of land entirely out of the 100-year floodplain for future park site (applicant proposed 4.4 acres plus 2.3 acres within the floodplain).

4) Transportation

A) Regional Transit

- a) Provide transit shelters at each entrance into the project.

B) Roadways

- a) Grant right of way and construct improvements for the portions of Auburn Boulevard and Sylvan Road directly adjacent to the project.
- b) Install traffic signals at the proposed intersections of Stock Ranch Road at Sylvan Road and Auburn Boulevard.
- c) Obtain public right-of-way for Fountain Square Drive and improve to a public standard.
- d) Modify the following intersections to the ultimate configuration (dual left turn lanes, two through lanes, one right turn lane):
 - 1) Auburn/Sylvan/Old Auburn intersection
 - 2) Greenback/San Juan intersection
- e) Pay "fair share" contribution for the following improvements:
 - 1) Widen Auburn Road to 6 lanes from Greenback to San Juan;

- 2) Widen Antelope Road to 6 lanes from 1-80 to Auburn;
 - 3) Provide 3 through Auburn lanes in each direction at the Auburn/Greenback intersection;
 - 4) Provide 3 through Auburn lanes in each direction and an exclusive Van Maren right at the Auburn/Van Maren intersection;
 - 5) Provide 3 through Auburn lanes and 3 through Old Auburn lanes at the Auburn/Sylvan/Old Auburn intersection;
 - 6) Provide 3 through Antelope lanes in each direction and a westbound double left turn lane at the Garden Gate/Antelope intersection;
 - 7) Provide 3 through Antelope lanes in each direction at the Auburn/Antelope intersection;
 - 8) Provide 8 phase signal operation at the Mariposa/Antelope intersection;
 - 9) Restripe Peoria to allow through movement from both lanes at the Fountain Square/Peoria/Greenback intersection:
 - 10) Modify Fountain Square Drive to 3 lanes — one right turn, one through and left turn, and one left turn- at the Fountain Square/Peoria/Greenback intersection;
- f) Provide double left turn lanes on the San Juan approaches at the Greenback/San Juan intersection.
 - g) Provide 8 phase signal operation and a double left turn lane on the Auburn eastbound approach at the Auburn/Sylvan/Old Auburn intersection.
 - h) Provide Fountain Square Drive access to the site.

C) Bridge

- a) The bridge was not specifically addressed in the Stock Ranch FEIR. Bridge construction will require its own entitlement process.

5) Noise

- A) Provide a 10-foot high noise barrier adjacent to the Sylvan Road portions of the project.

6) Hydrology

- A) Petition FEMA for a letter of map revision prior to approval of improvement standards.
- B) Obtain applicable Fish & Game and Army Corp permits prior to grading.
- C) There will be no net loss of storage within the 100-year floodplain. Fill occurring within the 100-year floodplain shall be offset by corresponding excavation at the same elevation.

7) Urban Runoff and Surface Water Quality

- A) Dedicate open space and construct an urban runoff treatment facility.

8) Plan and Animal Resources

- A) Establish a buffer area along San Juan and Arcade Creeks (the buffer area shall be the 100-year floodplain, except it shall be at least 150 feet wide along the southeast portion of San Juan creek as measured from the centerline of the creek).
- B) All native oak trees on the project site shall be preserved.
- C) At least four elderberry bushes are located near Arcade Creek. Be aware that these bushes are habitat to the valley elderberry longhorn beetle, a U.S. Fish and Wildlife ‘threatened’ species.

9) Cultural Resources

- A) A qualified archeologist shall be present to observe all bridge footing excavations and road grading in the vicinity of the creek, as well as periodically monitoring initial grading and trenching of the entire project site.

Status of Circulation Mitigation Measures	
(Source: Morton and Pitalo, Inc.)	
Mitigation Measure	Status as of Oct. 1998
Grant the County right-of-way for Auburn Boulevard and Sylvan Road.	The right-of-way has been granted and improvements have been constructed at Sylvan Road and Stock Ranch Road. The connection to Stock Ranch Road and Auburn Boulevard has not yet been completed. The County is willing to wait until such time as the road is (necessary) to be extended northerly to Auburn Boulevard
Dedicate additional right-of-way for both signalized projects	The right-of-way has been granted for Sylvan Road but not for Auburn Boulevard. See item above.
Install improvements to the ultimate intersection configuration at Greenback Lane/San Juan	John Stock paid money to the County of Sacramento to include these improvements in the County's Greenback Lane widening project. This condition has been satisfied (per Morton and Pitalo)
Install traffic signals at both primary access locations at Sylvan Road and Auburn Boulevard	A signal has been installed at Sylvan Road. Eventually, a signal will be installed at Auburn Boulevard.
To mitigate traffic impacts . . . Greenback Lane/San Juan Avenue: Provide double left turns.	The lanes have been constructed as part of the County project. See item above.
Grant the County an IOD (Irrevocable Offer of Dedication) for the extension Of Woodside Drive.	This condition has not been satisfied, insofar as Stock Ranch Road has not been extended northerly where the intersection would occur.
Provide fair share contribution to Auburn Boulevard/Antelope Road.	The County has as yet not computed the fair-share contribution. The past projects have dedicated their fair share& for the current projects. This condition Will be satisfied with future Stock Ranch projects (per Steve Hetland, Sacramento County Transportation Division).
Record an open space easement to include the 100-year floodplain.	The additional floodplain will be dedicated on the next final map. Several years ago a floodplain was granted to the County however; the County has recomputed the high water elevation, resulting in a new floodplain elevation.
Petition FEMA for Letter of Map Revision.	To date, none of the projects encroach into the FEMA floodptain. Hence, it was not necessary to process a FEMA amendment
Prior to map recordation, submit to Water Resources Division storm water quality management plan.	The;previous projects have all been small and it has not been necessary.

Status of Circulation Mitigation Measures

(Source: Morton and Pitalo, Inc.)

Mitigation Measure	Status as of Oct. 1998
Dedicate a well site to the satisfaction of the Citrus Heights Water District.	Our office and George Phillips have been in contact with the Citrus Heights Water District. They have constructed a transmission main, at their expense, from Sylvan Road to serve the existing projects, and will be . extended in the future to a well site. They indicated that a well site has not as yet been necessary. A well site will be granted whenever requested by the Citrus Heights Water District
To protect riparian vegetation, a buffer shall be established along the reaches of Arcade. Creek . . . the buffer shall :be defined by the 100-year floodplain.	As indicated above, the additional floodplain will be granted to the City.
Construct off-site public sewer.	A sewer has been construct to serve the project and additional extensions will occur as the project develops.
Development plan approval will be required for each residential component and shall be reviewed and approved by the Board of Supervisors.	Development plans shall be submitted to the City.
Provide nonvehicular access to Avenue of the Fountains (Fountain Square Drive) or to Regency Drive.	An existing pedestrian ingress-egress easement, 25 feet in width, extends across the UA Cinema property. Many years ago, John Stock acquired the easement in lieu of connecting to Avenue of the Fountains (a private street).