

STOCK RANCH DEVELOPMENT

THE STOCK RANCH DEVELOPMENT PROJECT IS UNACCEPTABLE BECAUSE OF THE FOLLOWING REASONS:

1. INCREASED TRAFFIC AND SAFETY ISSUES

A. WE HAVE FOUR (4) SCHOOLS IN A RESIDENTIAL AREA, WHERE OUR CHILDREN EITHER WALK OR ARE BEING DROPPED OFF BY CAR. BUSING FOR THESE CHILDREN IS NOT AN OPTION AS THEIR FAMILIES RESIDE TOO CLOSE TO THE SCHOOLS. THESE SAN JUAN SCHOOL DISTRICT SCHOOLS DO NOT HAVE ANY CROSSING GUARDS TO ASSIST OUR CHILDREN ACROSS THE MANY STREETS THAT WILL BE AFFECTED BY THIS PROJECT.

13-1

B. WE NOW HAVE MANY PEOPLE USING OUR RESIDENTIAL STREETS TO AVOID THE BACKED UP TRAFFIC NOW PRESENT ON AUBURN BLVD. INCREASED TRAFFIC WOULD ONLY INCREASE THE PROBLEM.

13-2

2. LOCATION - A RESIDENTIAL AREA

A. THIS PROJECT HAS RESIDENTIAL AREAS ALL AROUND IT. THE COMBINATION OF TWO (2) LARGE BOX STORES AND ADDITIONAL RETAIL STORES HAS NO PLACE IN A RESIDENTIAL AREA.

13-3

B. THERE IS NO WAY THE CITY IS GOING TO DICTATE TO LARGE BOX STORES WHAT HOURS THEY CAN OPERATE AND RECEIVE THEIR MANY DELIVERIES. THESE STORES MUST HAVE THEIR MERCHANDISE IN PLACE TO SERVICE THE PUBLIC. THIS REQUIRES DELIVERIES AND SHIPMENTS, EARLY AND LATE, AND POSSIBLY 24 HOURS. THEIR OPERATING HOURS WILL BE EARLY MORNING (5-6AM), LATE EVENINGS (9-10PM) IF NOT 24 HOURS, AND SEVEN (7) DAYS A WEEK.

13-4

3. DRAINAGE. THE PEOPLE HAVE VOICED THEIR CONCERNS ABOUT DRAINAGE. THEY NOW HAVE A PROBLEM. THE YEAR 1999 WAS NOT A FLOOD YEAR, HOWEVER, THERE WERE MANY DRAINAGE PROBLEMS WITHIN THE CROSSWOODS AREA. THE CROSSWOOD RESIDENTS HAVE VOICED THEIR CONCERNS ABOUT THE DENTIONION PONDS. THEY WILL NOT TAKE CARE OF THE ADDED DRAINAGE PROBLEMS CREATED BY THIS PROJECT.

13-5

4. SMOG

A. YOUR ENVIRONMENTAL DOCUMENTS STATE THAT ROG AND NOx STILL WOULD EXCEED LEVELS ESTABLISHED BY THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT. THIS IS A GREAT HEALTH CONCERN FOR THE PUBLIC.

13-6

B. SENSITIVE RECEPTORS ARE ALSO A GREAT CONCERN. OUR CHILDREN AND SENIOR FOLKS ARE AT A GREATER HEALTH RISK DUE TO THE INCREASED LEVELS OF SMOG. WITH THE IMMEDIATE AREA CONTAINING FOUR (4) SCHOOLS WITH MANY CHILDREN, AND A LARGE SENIOR POPULATION (ALZHEIMER FACILITY AND TWO (2) SENIOR APARTMENT PROJECTS IN STOCK RANCH) THE ADDED HEALTH RISKS FROM INCREASED SMOG IS UNACCEPTABLE.

13-7

*Mrs. V. H. Montgomery
6901 Auburn Blvd.
C. H. CA 95621
11/16 (THUR) / 00*

2.0 RESPONSE TO COMMENTS

Letter 13 Mrs. V.H. Montgomery, City Resident

13-1: Traffic – Safety for School Children

The proposed project would construct a new signalized intersection on Auburn Boulevard into the project site. The traffic signal at this intersection would include crosswalks with pedestrian-actuated controllers. The project would also include a detached sidewalk along its frontage on Auburn Boulevard to accommodate students who walk or bike to school. In addition, a pedestrian/bicycle bridge would be constructed across Arcade Creek to allow students residing along Stock Ranch Road to get to school without using Sylvan Road.

13-2: Traffic - Impacts

The Draft EIR acknowledged the potential for increased traffic on Carriage Drive and Raintree Drive. However, since the DEIR, the primary access to the Auburn Commerce District has been relocated west of Raintree Drive to opposite Coachman Drive. A new signalized intersection will be installed at this location. Direct access to Coachman Way or the frontage will not be provided at this signal. Therefore, the proposed circulation plan would reduce impacts to neighborhoods to the north of the project compared to the previous configuration analyzed in the DEIR.

13-3: Type of Planned Development

Commentor expresses an opinion regarding the size of the businesses that could be located on the site and effects on neighboring residential areas. This issue has been previously addressed. Refer to Response to Comment 12-6, above.

13-4: Traffic - Impacts

Commentor expresses a concern regarding deliveries to large box stores potentially located on the project site. The issue of noise was addressed in Section 4.3 of the EIR (refer to pages 4.3-13 and 4.3-14). The *Guide for Development* includes a variety of design features to reduce the issues identified (e.g. noise). The EIR also identifies mitigation measures, in addition to the design guidelines and development standards contained in the Guide for Development, where necessary to reduce the impacts to less than significant. The comment does not address the adequacy of the EIR analysis. No further response is required.

13-5: Detention Basins

The proposed detention storage to be provided (20 acre-feet) is sufficient to mitigate runoff increases induced by the proposed development. With the detention facilities in place, downstream property owners will not experience any increase in flooding resulting from the project.

13-6: Air Quality

The DEIR calculated total regional emissions associated with the proposed development and compared these emissions to the Sacramento Metropolitan Air Quality Management District's

thresholds of significance. This result requires that available mitigation measures be applied to the project, and would require that the City of Citrus Heights make a finding of overriding consideration to approve the proposed project.

13-7: Air Quality

Sensitive receptors are an issue related to local air quality impacts. The DEIR found that the project would have a potentially significant (but mitigatable) effect on local air quality during construction. Local indirect impacts, those related to vehicle traffic, were found to be less than significant since projected concentrations of carbon monoxide at worst-case locations were below the ambient air quality standards that are also the thresholds of significance for this pollutant. Since impacts and concentrations at sensitive receptors would be less than those at worst-case locations, the local impacts of project traffic were determined to be less-than-significant.

The term "smog" refers to photochemical ozone pollution. While project emissions of ozone precursors were found to be significant, this would not affect nearby sensitive receptors due to the regional nature of this pollutant. Due to the transport of precursors by the wind, the dispersed nature of the project's emissions over the entire regional roadway network and the time lag between precursor emission and formation of ozone in the atmosphere, local sensitive receptors would be no more affected by project ozone impacts than any other site within the air basin.

WELL THE FINAL COUNT DOWN IS COMING TO AN END. WE TRIED TO TELL YOU WE ARE A RESIDENTAL AREA. THE MEETINGS KEEP GOING AND MOVING FORWARD.

IMPROVEMENT OF THE STOCK RANCH PROPERTY IS CITRUS HEIGHTS LAST CRY TO BRING IN TAX REVENUE. HOPING TO RE-COUP ANY LOST TAXES TO THE LARGE GALLERIA IN ROSEVILLE. EYES ARE CLOUDED, ALL THAT IS BEING SEEN IS TAX REVENUE. FORGETTING ABOUT QUALITY OF LIFE FOR THE RESIDENTAL AREAS SURROUNDING THIS PROJECT.

14-1

WE THAT LIVE ACROSS ON THE "NORTH" SIDE OF AUBURN BLVD WILL BE GREATLY AFFECTED.

OUR "EAST" AUBURN BLVD NEIGHBORS HAVE ASKED TO HAVE THE MAIN ENTRANCE MOVED TO THE "WEST" OF COACHMAN.

14-2

THE LANDSCAPED MEDIAN THAT BORDERS AUBURN BLVD MEASURES 24 FEET WIDE FROM RAINTREE TO COACHMAN.

FROM "WEST" OF COACHMAN TO THE WESTERN PROPERTY LINE OF THE PROJECT (APPROXIMATELY 170 FEET DISTANCE), THE LANDSCAPED MEDIAN NARROWS TO ZERO FEET WIDE.

1. WE ASK YOU TO CONSIDER HOW NARROW THE LANDSCAPED MEDIAN AREA IS TO THE WEST OF COACHMAN. BY PUTTING THE MAIN ENTRANCE "WEST" OF COACHMAN RATHER THAN RAINTREE; ADDING AN ADDITIONAL 2ND TURNING LANE, WITH THIS NARROW MEDIAN IT WILL BE EXTREMELY CLOSE TO THE HOUSES "WEST" OF COACHMAN. WITH NO WALL, THE MAIN ENTRANCE WILL BE EXTREMELY NOISY. WE ALSO ASK YOU TO CONSIDER ONLY THE PHASE I IMPROVEMENT. DO NOT CONSIDER THE PHASE II IMPROVEMENT (SHOWING A MEDIAN BREAK AT OR "WEST" OF COACHMAN), BECAUSE THE 170 FOOT LONG MEDIAN NARROWS TO ZERO FEET WIDE.

14-3

2. WE ASK YOU TO MOVE THE ENTRANCE BACK TO RAINTREE WHERE THE LANDSCAPED MEDIAN IS LARGER, AND PUT IN THE PROPER TURN SIGNS. IF TRAFFIC COMES THRU THE RAINTREE NEIGHBORHOODS, ENFORCE THE TRAFFIC LAWS AS NECESSARY.

14-4

3. WHERE EVER THE ENTRANCES OR EXITS ARE IN THE PROJECT, GIVE US THE DEEPEST SET BACK ALLOWABLE.

14-5

4. GIVE US ONLY ONE BOX STORE.

14-6

WE WOULD STILL LIKE A LITTLE CLEAN AIR TO BREATHE, AND HELP US PRESERVE OUR 40 YEAR PLUS HOMES ON THE "NORTH" SIDE. HELP US MAINTAIN OUR QUALITY OF LIFE IN CITRUS HEIGHTS.

14-7

THANK YOU

*Miss V. Montgomery
6901 Auburn Blvd
C. H. 95621
A. 1. 375-8777*

11/29/00

Letter 14 Mrs. V.H. Montgomery, City Resident

14-1: Quality of Life

Commentor expresses an opinion regarding the project as a mechanism to generate tax revenue. Comment noted.

14-2: General Comment

Commentor identifies her location relative to the project site. This comment is specifically responded to in subsequent responses.

14-3: Noise

Bollard and Brennan, Inc. analyzed the project noise impacts. No significant noise impact was identified for the entrance to the site.

14-4: Traffic – Access

The Draft EIR analyzed each project alternative assuming the signalized project access is located on Auburn Boulevard opposite Raintree Drive. The signalized access is currently proposed to be located further west on Auburn Boulevard (opposite Coachman Way) for two reasons. First, the neighbors on the north side of Auburn Boulevard were concerned that situating the traffic signal at Raintree Drive would encourage “cut-through” traffic in the neighborhood. Second, the project applicant indicated that relocating the signal further west would provide better on-site circulation.

14-5: Building Setbacks

The Commentor expresses concern regarding setbacks. The comment does not address the adequacy of the EIR analysis but is noted for the decision-makers consideration. No further response is required.

14-6: Size of Planned Development

The Commentor requests that the project include only one box store. The comment does not address the adequacy of the EIR analysis but is noted for the decision-makers consideration. No further response is required.

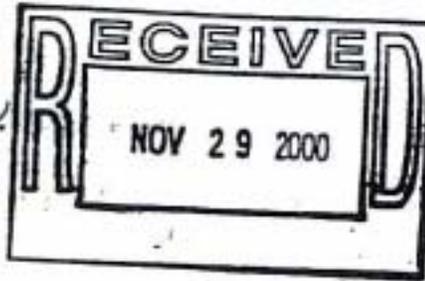
14-7: Quality of Life

Comment noted.

Attachment 6

6764 Bertram Ct
Citrus Heights, CA 95621
November 26, 2000

City Planning Department
6237 Fountain Square Dr.
Citrus Heights, CA 95621



Dear Madam or Sir:

I am extremely interested in the planning for further development in the Stock Ranch area, but I am unable to attend the Nov. 29 meeting because I no longer drive at night.

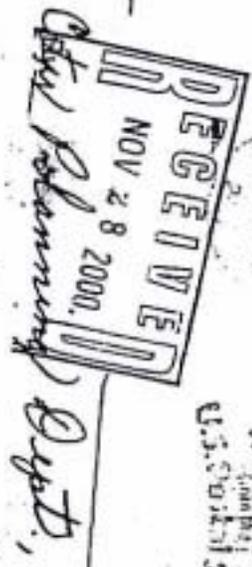
I do want to express my concern for the constantly increasing traffic along Auburn Blvd. I live in the Crosswoods area and am keenly aware of how dangerous it is becoming to enter Auburn Blvd. from either San Tomas or Crosswood Pkwy. The need is traffic signal there very badly, both for automobile drivers and for pedestrians trying to cross the Blvd. to utilize Regional Transit.

I shall continue to follow the planning through the media.

Very sincerely yours,

Rebecca E. Casell
6764 Bertram Court
Citrus Heights, CA 95621

15-1



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Letter 15 Rebecca Cassell, City Resident

15-1: Traffic – Impacts

To mitigate the project's impact at the Auburn Boulevard/San Tomas Drive intersection, the project applicant would install a traffic signal. The traffic signal would provide motorists from Crosswoods and the adjacent neighborhood to the north with a protected crossing onto Auburn Boulevard, thereby improving their ability to enter and exit each neighborhood. Crosswalks with pedestrian-actuation would also be provided.

McDuffee, Colleen

From: Jack Sales [jesales@calweb.com]
 Sent: Wednesday, November 29, 2000 11:57 PM
 To: McDuffee, Colleen; Ruggiero, Janet
 Cc: Jack Sales (rcsis)
 Subject: Stock Ranch EIR Comments

This seems to be stuck in my outbox - I hope I am not flooding you with more copies.

Greeting

I was mistaken my previous letter was in response to the "Notice of Preparation"

I will forward you that letter in my next email.

It expresses my concerns about the project and content that should be addressed.

It also serves to address my concerns about EIR as drafted.

Please accept this email as my official response to the Stock Ranch Draft EIR.

I have includes additional comments and restated or expanded previous comments.

My letter to the Planning Commission addresses the same issues presented in Section 4.12 VISUAL RESOURCES/LIGHT AND GLARE

Please include my letter presented this evening at the Planning Commission meeting as

comments on environmental effects of the proposed Stock Ranch Guide for Development.

Specifically I am concerned about the adverse effect this project has on the night sky and our visual night time environment.

A dark night sky is a natural part of our environment and poor design can impact that environment further.

16-1

For the record let me restate those concerns.
Impact 4.12.4 under development standards

1. "Lights shall not be placed to cause glare or excessive light spillage into adjacent neighborhoods."

Comment: There should be no spillage beyond the property line. My concern is for all of the city and the region as well as adjacent neighborhoods.

The wording of "neighborhoods" is much preferred to "neighbors" however. As it serves to accomplish nearly the same goal.

Excessive light spillage should be defined as no more that "x" (.2fc) beyond the property line.

This is Light Trespass. IES RP-33-99 recommends that in an area of medium ambient brightness (Zone E3) light trespass not exceed 0.2 footcandles after hours.

16-2

2. Lighting adjacent to residential areas shall be shielded with cut-off luminaries.

Comment: ALL luminaries should be Full-Cutoff unless extreme requirements force use of Cutoff.

There should be NO Simi or Non Cutoff luminaries used on this project. Because they produce upward waste light. Which extend well beyond the property neighborhood and the city.

16-3

3. "All light fixtures are to be concealed source fixtures except for

↓ 16-4

pedestrian oriented lights."

Comment: I would prefer to see "Full-Cutoff" as opposed to "concealed source". In addition there should be NO exceptions. This should apply to pedestrian oriented lights as well.

4. "Light standards for parking areas shall not exceed twenty-five feet in height."

Comment: I have no problem with higher mounting height when it can improve uniformity and reduce upward reflected light. This is a design feature, which causes much controversy.

There is no reason to restrict the height it is not an environmental issue but more of a design trade off.

↑
16-5

5. "Lighting shall provide a minimum average of 1-foot candle parking lots and .25 foot-candles in pedestrian areas. Maximum illumination levels shall not exceed twenty-foot candles (20 FC) at any point."

Comment: I am quite concerned about this statement. I know the background on requirements regarding 1footcandle and the design issues on uniformity. Considering 1fc and the minimum and 20fc at the maximum results is a 20:1 min to max uniformity ration. Uniformity of 20:1 is excessive and unacceptable especially in the parking area. With this ration you have extremely bright spots under fixtures. Uniformity rations of 10:1 or even 15:1 are more in line with current technology and thinking. PLEASE change this standard to 15:1 or less.

In addition maximum lighting levels should not exceed IES recommended levels.

NOTE !!! This standard should put strict limits on maximum allowed.

16-6

6. Lighting shall provide a minimum of 0.25-foot candles in pedestrian areas.

Comments: None

7. Parking lot lights may be high-pressure sodium or metal halide and shall be consistent throughout the Stock Ranch Development.

Comments: I feel that metal halide (MH) has a grater adverse impact on the environment as do high-pressure sodium (HPS).

The reason is because of the much grater effect of scattering of blue and green light in the atmosphere and the improper measurement standers use to set lighting levels for MH. We do not require as much light or (energy) when we use metal halide as a light source. However we continue to design to HPS standards. The issue has considerable environmental and visual importance as we may very well be wasting considerable energy and money by not reducing lighting levels under MH.

High-pressure sodium should be considered over metal halide as they are longer life and have less light depreciation over the life of the lamp.

They also produce a more relaxing effect as opposed to the high brightness produced by metal halide due to the excessive blue and green content.

16-7

8. Lights in parking lot areas shall be on three-foot (3') high concrete bases.

Comment: I see no relevance to the EIR for this item.

16-8

9. Fifteen foot (15') maximum height pedestrian lights shall be provided along pedestrian ways.

Comment: None

10. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street and residences.

Comment: This requirement should be strictly followed "No light spillover shall occur outside the service area." means exactly that. This places a requirement for all FullCutoff fixtures.

16-9

11. Building illumination and architectural lighting shall be indirect.
Comment: This also need limits on how much light is acceptable. It should be minimum to achieve the desired effect.

16-10

4.10 CULTURAL RESOURCES

Once again if feel that a short coming of the EIR process is not addressing the night sky as a cultural resource.

The preservation of the natural night sky is truly the preservation of a "CULTURAL RESOURCE". Much is made of cultural resources in reference to Native Americans and Early Settlers. However preservation of the Night Sky transcends all ages and cultures. It is the one "Cultural Resource" that is universal and consistent in perception and enjoyment for all of mankind through out the ages. Views of the night sky transcend the boundaries of cities, counties, states and nations. This EIR should recognize and identify the Night Sky as a Cultural Resource. Mitigation measures to prevent light pollution should be identified.

16-11

Regards
Jack E. Sales
5978 Woodbriar Way
Citrus Heights CA 95621
jesales@calweb.com

Attachment to Letter 16

Jack E. Sales
5978 Woodbriar Way
Citrus Heights, CA 95621

April 17, 2000

To: Janet Ruggiero, AICP, Community Development Director
City of Citrus Heights
6237 Fountain Square Drive
Citrus Heights, CA 95621

RE: Stock Ranch Notice of Preparation of a Draft Environmental Impact Report.

I am writing to voice my concerns regarding the following identified "Potential Environmental Impacts";

d. Transportation/Circulation: I am particularly concerned regarding the residents along Auburn Blvd. and the impact of increased traffic due to the commercial land use area. In addition I am concerned as to how and to what level the EIR will address development planning and streetscape plan integration. This development must be consistent with and be an enhancement of previously developed streetscape planning.

h. Noise: My concern regarding noise is once again directed to the residents on Auburn Blvd. both from increased traffic on Auburn Blvd. and on activities in the commercial area. The Development Guides must address noise.

k. Cultural Resources: The preservation of the natural night sky is truly the preservation of a "CULTURAL RESOURCE". Much is made of cultural resources in reference to Native Americans and Early Settlers. However preservation of the Night Sky transcends all ages and cultures. It is the one "Cultural Resource" that is universal and consistent in perception and enjoyment for all of mankind through out the ages. Views of the night sky transcend the boundaries of cities, counties, states and nations. This EIR should recognize and identify the Night Sky as a Cultural Resource. Mitigation measures to prevent light pollution should be identified.

l. Aesthetic/Light and Glare: The negative effects on visual aesthetics in the day are easily recognized and must be fully addressed in development standards. However night time lighting and glare are not fully understood by the public and must be fully identified and standards developed to fully mitigate these impacts. Given the technology available today the "night time" visual impact of this project need not be significantly greater than that of the day. This topic ends with the statement "New residential and commercial development would result in increased light and glare". Placing limitations on design and luminaire selection need not place undue restraints on this project.

The development guides should include specific Lighting Guides that reflect the following criteria:

1. The Development Guides must be consistent with recommendations of the Illuminating Engineering Society of North America (IESNA) (IES). The IES Lighting Handbook 9th Edition and PR-33-99 should be included as reference in the Development Guides.
2. The Development Guides must require Full-Cutoff luminaires, shields, recessed lighting or other devices to direct and control; glare, obtrusive light, light trespass and upward directed waste light (light pollution).
3. Lighting levels for all areas of the development should be maintained in regard to the minimum recommended by IES guidelines for the intended use. Excessive light levels must be prohibited.
4. Lighting systems for signs should restrict all light to the object to be illuminated. No spill light or glare should be allowed. Buildings and signs if lighted should be illuminated only from the top.
5. Full-Cutoff luminaires should be used for all street lighting to minimize direct glare and light pollution. The county standard of post top fixtures should be discarded in favor of higher performance modern systems.
6. All site and security lighting should be designed to strictly control light trespass beyond the property bounds.
7. Security lighting should favor the use of motion sensor activated lights. If not light levels must be controlled.

Regards

Jack E. Sales

2.0 RESPONSE TO COMMENTS

Letter 16 Jack E. Sales, City Resident (via email)

16-1: Aesthetics – Night Sky

Commentor expresses a concern regarding the impacts of the effects of the project on the visual nighttime environment. The project is located in an urban area with existing sources of artificial light that result in nighttime “light pollution.” As such, the project in and of itself would not introduce night lighting to an area that was previously without nighttime light sources. The proposed project attempts to provide safe levels of illumination for pedestrians while avoiding excessive light spillage.

16-2: Mitigation Measures – Light and Glare

The *Guide for Development* states, “Maximum illumination levels shall not exceed 20 foot candles (FC) at any point.” The Guide includes setbacks from the edges of the property as well as landscaping throughout the site. Both setbacks and landscape will help to confine lighting to the project site and avoid spillage onto surrounding uses.

16-3: Mitigation Measures – Light and Glare

The Commentor expresses an opinion regarding use of “cutoff luminaries.” The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

16-4: Mitigation Measures – Light and Glare

The Development Standards and Guidelines section of the *Guide for Development* identify lighting specifications for the project. They are listed on 4.12-9 and 4.12-10 of the EIR. The Commentor expresses an opinion regarding concealed source lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

16-5: Mitigation Measures – Light and Glare

The Commentor expresses an opinion regarding parking area lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration.

16-6: Mitigation Measures – Light and Glare

The Commentor expresses a concern regarding the lighting of parking lots and pedestrian areas. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration.

16-7: Mitigation Measures – Light and Glare

The Commentor expresses an opinion regarding the use of metal halide lights. Commentor requests that high-pressure sodium be considered over metal halide. The comment does not

address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

16-8: Mitigation Measures – Light and Glare

Comment noted. No further response is required.

16-9: Mitigation Measures – Light and Glare

The Commentor expresses an opinion regarding service area lighting. Commentor re-iterates an opinion regarding cut-off lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

16-10: Mitigation Measures – Light and Glare

The Commentor expresses an opinion regarding building illumination and architectural lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

16-11: Aesthetics – Night Sky

The Commentor expresses an opinion regarding classifying the night sky as a cultural resource. The term “cultural resources” encompasses both historical and archaeological resources. Both historical and archaeological resources are defined in CEQA Guidelines Section 15064.5. For all practical purposes, the Guidelines refer to tangible artifacts, structures, etc. Preservation of the night sky is not recognized in the Guidelines and is best discussed in the Visual Resources/Light and Glare Section of the EIR.

November 29, 2000

To: Citrus Heights Planning Commission

From: Jack E. Sales
5978 Woodbriar Way
Citrus Heights CA, 95621

Subject: Review of Stock Ranch – Draft Guide for Development

This review is directed to lighting and signage in the Development Guide.

Section 5: DEVELOPMENT STANDARDS AND GUIDELINES

Page 65

Illustration - Streetscape Furniture

Comment: The luminaire (light fixture) depicted is simply unacceptable.

As a group of fixtures Acorn and other period/ornamental fixtures do not provide the proper shielding and light distribution control. The only justifiable reason to use this type fixture is in a historical zone. Even so these luminaries should meet IES Cutoff standards (Illuminating Engineering Society of North America referred to as IESNA or IES).

17-1

Page 66

Illustration – Lighted Bollard

Comment: Lighted Bollards are good as long as the optics controls ALL up light.

Good performance Bollards are available which do not allow the light to project up.

Control of up light is important for reduction of glare and visual performance of the public.

17-2

Page 67

Illustration – Pedestrian Scale Streetlight

Again Acorn fixtures as a group are not good unless they are cutoff.

The original design of Acorn fixtures used lamps of 1800 lumen. When high output lamps are used these fixtures cause considerable glare. Unfortunately today we some time see 175 Watt to 400 Watt metal halide lamps used which product 15000 to 39000 lumen. This design only serves to produce a glare bomb that become offensive.

17-3

Page 68

Figure 5-11 Design Character Examples

Comments:

Top - Pedestrian Side Walk

Luminaries shown on the parking area appear to be cutoff or full cutoff. These fixtures should be full cutoff. Luminaires shown on the building do not appear to be cutoff or full cutoff and should be discouraged in favor a fixture with good performance downlight with only a soft glow on the top.

Bottom - Luminaires show on the building wall appear to be acceptable. As noted lighting should complement the building and not become a focal point in them selves. You should see the effect of the light on the building not the source of the light. In addition the lighting in the parking area should not over power any architectural lighting.

This illustration also has what appears to be a floodlight mounted facing the parking area. This is EXTREMELY UNDESIRABLE and should NEVER be used. Floodlights of any kind are unacceptable. They produce glare, are hard to shield and allow considerable upward directed waste light.

17-4

Page 70

Figure 5-12 Plaza Gathering Area

Comments: Once again my concern about using Acorn style luminaries coupled with over lighting.

17-5

Page 72

The bike path and bridge over Arcade Creek shall be lighted for night use.

Comment: Extreme care should be exercised in this area with minimum levels and selection of well shielded fixtures.

17-6

Page 72

[J] Parking

"Lighting, where appropriate, will enhance, and not overpower, parking areas. Directional signage will be visible, but not intrusive."

Comment: Good - However I hope we can all agree on what is "not overpower" and "not intrusive"

17-7

Page 73

[K] Signage

"The signage should be visible at night yet not be garish or glaring."

Comment: Signage that is internally illuminated using dark background tends to be the most visible while at the same time producing less glare and intruding. The same is also true of flood lighted signs.

17-8

Page 75

Sylvan Commerce District

"Signs may only be lighted from the exterior. Light sources are to be ground mounted, and screened or sheltered from traffic and nearby homes."

Comment: It is extremely important to confine to light to the surface of the sign and not allow spill light beyond (above, under or to the side) of the sign. This can be accomplished with top lighting or properly controls such as barn doors glare shields, and other beam controlling techniques. There is no excuse for light going above the sign, off site or shining in people's eyes.

Light going above the sign contributes to sky glow and light trespass in property far beyond the development property.

17-9

Page 77

Outdoor Display

Comment: Outdoor Display areas should have the same lighting restrictions as other parts of the project. Often we see garden shops and lumber yards poorly illuminated with unshielded floodlights. If outdoor display areas are lighted they shall be required to use fully shield (full cutoff) fixtures.

17-10

[M] Lighting

1. "Lights shall not be placed to cause glare or excessive light spillage into adjacent neighborhoods."

Comment: There should be no spillage beyond the property line. My concern is for all of the city and the region as well as adjacent neighborhoods. The wording of "neighborhoods" is much preferred to "neighbors" however. As is serves to accomplish nearly the same goal. Excessive light spillage should be defined as no more that "x" (.2fc) beyond the property line. This is Light Trespass. IES RP-33-99 recommends that in an area of medium ambient brightness (Zone E3) light trespass not exceed 0.2 footcandles after hours.

17-11

2. "All light fixtures are to be concealed source fixtures except for pedestrian oriented lights."
Comment: I would prefer to see "Full-Cutoff" as opposed to "concealed source". In addition there should be NO exceptions. This should apply to pedestrian oriented lights as well.

17-12

3. "Light standards for parking areas shall not exceed twenty-five feet in height."
Comment: Good. I have no problem with higher mounting height when it can improve uniformity and reduce upward reflected light. This is a design feature, which causes much controversy.

17-13

4. "Lighting shall provide a minimum average of 1-foot candle parking lots and .25 foot-candles in pedestrian areas. Maximum illumination levels shall not exceed twenty-foot candles (20 FC) at any point."

Comment: I am quite concerned about this statement. I know the background on requirements regarding 1footcandle and the design issues on uniformity. Considering 1fc and the minimum and 20fc at the maximum results is a 20:1 min to max uniformity ration. Uniformity of 20:1 is excessive and unacceptable especially in the parking area. With this ration you have extremely bright spots under fixtures. Uniformity rations of 10:1 or even 15:1 are more in line with current technology and thinking. PLEASE change this standard to 15:1 or less. In addition maximum lighting levels should not exceed IES recommended levels.

17-14

5. "Parking lot lights may be high pressure sodium or metal halide and shall be consistent throughout the Stock Ranch development."

Comment: High-pressure sodium should be considered over metal halide as they are longer life and have less light depreciation over the life of the lamp. They also produce a more relaxing effect as opposed to the high brightness produced by metal halide due to the excessive blue and green content.

17-15

6. "Lights in parking lot areas shall be on three foot (3') high concrete bases."
Comments: None

7. "Lights in parking lots shall not be co-located with the planters."
Comments: I am very much concerned about this issue. Often there is no coordination between the lighting designer and the landscape designer. The lighting designer is only concerned about getting his design through plan check and makes no allowances for the landscape. The same holds true for the landscape designer.

17-16

The lighting plan and the landscape plan must be fully integrated and coordinated. More emphasis must be placed on this issuer in the development standards.

8. "Fifteen foot (15') maximum height pedestrian lights shall be provided along pedestrian ways."
Comments: None

9. "Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street and residences."

Comments: Service area lighting is often overlooked as a source of glare, light trespass and sky glow. Luminaires used in the service area should ALL be Full Cutoff. They should produce no light above 90 degrees and be restricted to <10 percent from 90 to 80 degrees. Numerous fixtures are available for building mount that fit this requirement.

17-17

10. "Building illumination and architectural lighting shall be indirect."
Comments: If statement implies that no light sources such as neon and fiber optics are to be used then I agree. However all light should be confined to the building and excessive brightness should be avoided.

17-18

11. "The use of lighting to enhance the architecture, landscape, or other features is encouraged."
Comment: I only agree as long as lighting is low level and restricted to the subject to be illuminated. Consideration should be given to foliage characteristics and dormancy periods. Please refer to IES RP-33-99 Lighting for Exterior Environments, 11.0 Softscape Lighting. This type of lighting is extremely hard to do properly.

17-19

12. "Architectural lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement."
Comments: None

13. "Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are not restricted to lighting only loading and storage location or other similar service areas. All security lighting designs shall be subject to City approval."
Comments: Once again security lighting should be fully shielded (Full Cutoff) and lighting levels should not exceed IES recommended levels. Levels may be as low as 2fc for this type of application. The county requires a minimum of 1fc so there is no need to over light.

17-20

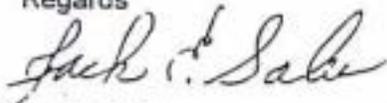
14. "Strings of white or clear lights shall be allowed on trees and as accents for building details and for holiday decorations."
Comment: None

15. "Colored lights may be used for holiday decorations."
Comment: None

Thank you for your consideration.

If I can be on any assistance please feel free to right or call jesales@calweb.com or (916)726-7405

Regards



Jack E. Sales

2.0 RESPONSE TO COMMENTS

Letter 17 Jack E. Sales, City Resident

17-1: Light and Glare

The Commentor expresses an opinion regarding streetscape fixtures identified in the *Guide for Development*. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-2: Light and Glare

The Commentor expresses an opinion regarding the use of lighted bollards as identified in the *Guide for Development*. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-3: Light and Glare

The Commentor expresses an opinion regarding the use of Acorn fixtures identified in the *Guide for Development*. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-4: Lighting

The Commentor expresses an opinion regarding luminaries depicted in Design Character Examples in the Guide for Development. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-5: Lighting

This issue has previously been addressed. Refer to Response to Comment 17-3, above.

17-6: Lighting

The Commentor expresses an opinion regarding lighting the bike path and Arcade Creek. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-7: Lighting

Comment noted. No further response is necessary.

17-8: Light and Glare – Signage

The Commentor expresses an opinion regarding illumination of signage. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-9: Light and Glare - Signage

The Commentor expresses a concern regarding the lighting of signage in the Sylvan Commerce District. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-10: Lighting

The Commentor expresses an opinion regarding lighting restrictions for outdoor display areas. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-11: Light and Glare

The Commentor expresses a concern regarding light spillage. This issue has been previously addressed. Refer to Response to Comment 16-2, above.

17-12: Light and Glare

The Commentor expresses a concern regarding concealed source fixtures. This issue has been previously addressed. Refer to Response to Comment 16-4, above.

17-13: Lighting

The Commentor expresses an opinion regarding parking area lighting. This issue has been previously addressed. Refer to Response to Comment 16-5, above.

17-14: Lighting

The Commentor expresses a concern regarding the lighting of parking lots and pedestrian areas. This issue has been previously addressed. Refer to Response to Comment 16-6, above.

17-15: Lighting

The Commentor expresses an opinion regarding the use of metal halide lights. This issue has been previously addressed. Refer to Response to Comment 16-7, above.

17-16: Lighting Design

The Commentor expresses an opinion regarding the co-location of parking lot lights and planters. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-17: Light and Glare

The Commentor expresses an opinion regarding service area lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

2.0 RESPONSE TO COMMENTS

17-18: Lighting

The Commentor expresses an opinion regarding building illumination and architectural lighting. This issue has been previously addressed. Refer to Response to Comment 16-10, above.

17-19: Lighting

The Commentor expresses a concern regarding use of lighting to enhance architecture and landscape. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.

17-20: Lighting

The Commentor expresses a concern regarding security lighting. The comment does not address the adequacy of the EIR but is noted for the decision-makers consideration. No further response is required.