

SECTION FOUR

Development Plans

A

Land Use

Overview

The Stock Ranch Development Plan sets forth the configurations of each land use to be developed, open space network, circulation networks, and relationship of uses to existing physical characteristics of the property. See Figure 4-1.

The Development Plan's concept of open space stresses connections and areas as an armature around which commercial and residential uses will be developed. These open spaces encompass approximately one quarter of the site (32 acres). They include Arcade Creek, which forms an east-west corridor across the site and tributary drainages running north-south. From the creek floodplain, a wetland preserve/floodplain area extends north along the western edge of the north portion of the site. Other open space features include a neighborhood park south of the creek east of Stock Ranch Road. A network of pedestrian trails links land uses.

At the north end of the site, between Auburn Boulevard and Arcade Creek, will be the 41.8 acre Auburn Commerce District comprised of large- and medium-scaled commercial uses. It is configured to accommodate a variety of users, in a variety of layouts.

South of Arcade Creek, at the southeast corner of the Plan area, will be residential uses and the Sylvan Commerce District, which includes two small (10.2 acre and 1.8 acre) parcels that will accommodate retail/office/or multi-family housing uses. Future economic conditions will determine the specific uses to be accommodated on these sites.

The area south of Arcade Creek (approximately 43.2 acres) is designated for residential uses. This will provide the opportunity for large lot, move-up residences adjacent to the creek with other single-family residential lots being developed south to Stock Ranch Road. An optional plan may be the development of cluster single-family housing.

Land Use Summary

The Stock Ranch Plan area includes 129 acres of which the dominant land uses are commercial, single-family residential and open space. The Stock Ranch Land Use Map is shown on Figure 4-2 and is summarized in Table 4.1.

Permitted Uses

The land uses within the Stock Ranch Plan Area will be implemented by the application of permitted, conditionally permitted, and/or administratively permitted uses as designated by the zoning applied to each parcel. Generally, the permitted uses for each land use area are shown in Appendix B.

Land Use Plan

1. Auburn Commerce District

Description

The site, bounded on the north by Auburn Boulevard and by Arcade Creek on the south, is designated for commercial development, natural open space, drainage corridors tributary to Arcade Creek, and a pedestrian trail system. The Auburn Commerce District (District) is intended to capture large-format retailers for which there are no other suitable sites within the City. The guide proposes large-format retailers and a minimum number of smaller retail and service uses that will enhance the City's economic base rather than compete with existing uses in other commercial districts, such as Sunrise Marketplace.



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Table 4.1

Land Use	Acres	Max. Units	Square Feet ¹	General Plan Designation	Zoning
Auburn Commerce District	41.8		426,000	General Commercial	SPA/General Commercial
Sylvan Commerce District	10.2	204	100,000		
Sylvan Commerce District	1.8	40	20,000		
Commercial Subtotal	53.8	244	570,000		
Residential ² Single Family	43.2 ³	216		Low Density Residential	SPA/Residential
Cluster Option	43.2 ³	346			
Residential Subtotal	43.2	216-346			
Open Space/Floodplain	27.0			Open Space	SPA/ Recreation (O)
Park (Overlay on Residential) ³					Recreation (O)
Wetland Preserve North	5.0				Recreation (O)
Open Space Subtotal	32.0				
Plan Area	129.0	454-590	570,000		

- Note 1: Maximum square footage is based on 10,000 net square feet of land area per acre. For Commercial North, site acreage considers Wetland Preserve North as not usable.
- Note 2: Maximum unit yield is based on the General Plan Low Density Residential range of a maximum of 8 units per acre for cluster development, rather than unit yield based on zoning. Single-family subdivisions shall utilize a maximum density of 5 dwelling units per acre.
- Note 3: Gross acreage, which includes parkland (4 to 5 acres minimum) and open space.

Table 4-1
Land Use Summary

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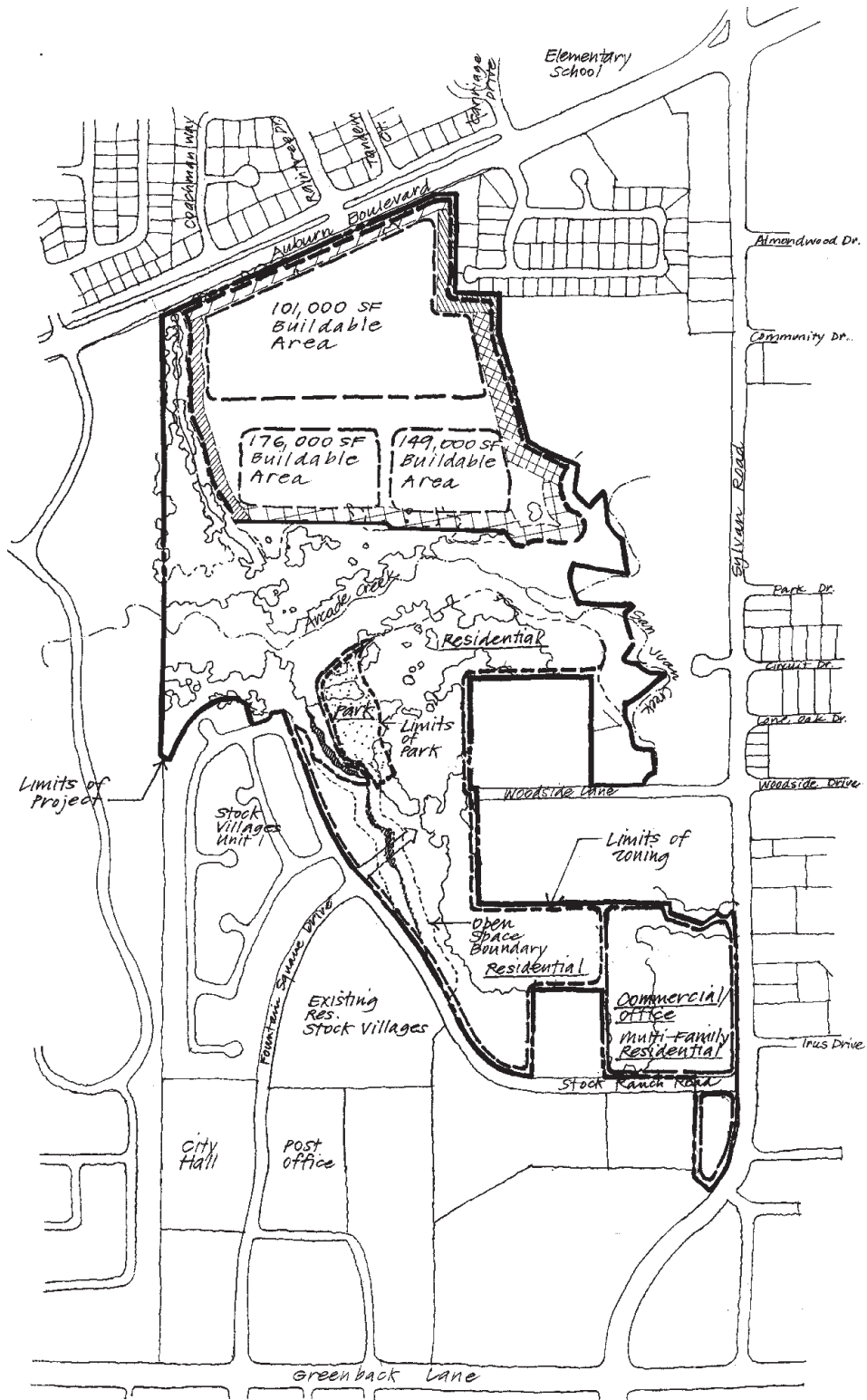


Figure 4-1
Conceptual Development Area

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Permitted Uses

A maximum of 426,000 square feet of retail shops and services will be accommodated in the District.

The types of uses appropriate for the retail center include restaurants, neighborhood-serving services such as a bank and a beauty salon, grocery store, and up to two large-format retailers. The two large-format retailers could include a home improvement and/or general merchandise store. Uses permitted in the District are generally those allowed in the Shopping Center (SC) zone, with some restricted uses. The uses permitted in the Auburn Commerce District are listed in Appendix B.

Density

Density of the site is suburban in character. The Floor Area Ratio (FAR), which represents the ratio of building footprint to available land, is less than 0.25. This indicates that of the 41.8 acres available, less than 25 percent of the total land will be developed with structures. The remainder of the land will be utilized for parking, internal circulation, open space, and pedestrian circulation areas.

Design Character

As described in the Vision Section (Section 3), the District will be well-designed, with wide sidewalks accommodating pedestrian amenities such as benches, shade structures, trees and flowering shrubs, and outdoor seating and dining areas. The architecture of the District will be distinctive and have a common design theme. A large portion of the site will be occupied by a maximum of two large-format retailers. The remaining smaller commercial uses will be developed along Auburn Boulevard in small groupings of tenants. Within the groupings of tenants, pedestrian plazas and gathering spaces shall be created. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art or other focal elements. Strong pedestrian connectivity should be created among the tenants.

Development standards and guidelines for the District are contained in Section Five.

Relationship to Other Areas

The Auburn Commerce District is bounded on three sides by existing residential uses. Consideration has been given to these residential uses by providing wider setbacks and extensive landscaping.

2. Residential

The majority of Stock Ranch south of Arcade Creek is designated for the development of a variety of housing types and densities. Many of the units are planned to offer “move-up” housing opportunities for area residents desiring to reside on larger lots and adjacent to or near the site’s significant natural resources, including Arcade Creek, the oak trees, the neighborhood park, and resource preserve areas. The Guide for Development envisions that this area will be developed with single-family homes, a “cluster” development of attached, for-sale units, or a combination of both.

If cluster housing is pursued as the preferred development option, a Conditional Use Permit (CUP) will be required from the Planning Commission. A cluster housing option would permit preservation of significant amounts of the 43.2 acres for open space available for community uses such as walking, picnicking, and nature study and education.

Single-Family Residential

A single-family home development in this area will provide individual lots designed in a manner to maximize the site’s natural resources. A variety of lot sizes would be provided, with larger lots fronting on Arcade Creek and adjoining natural resource areas. The design of the development will minimize impacts to oak trees.

A mixture of lot sizes will be provided. The density over the entire residential area shall not exceed five (5) units per acre. Additionally, a minimum of 25 lots must be a minimum of 7,150 square feet in size.

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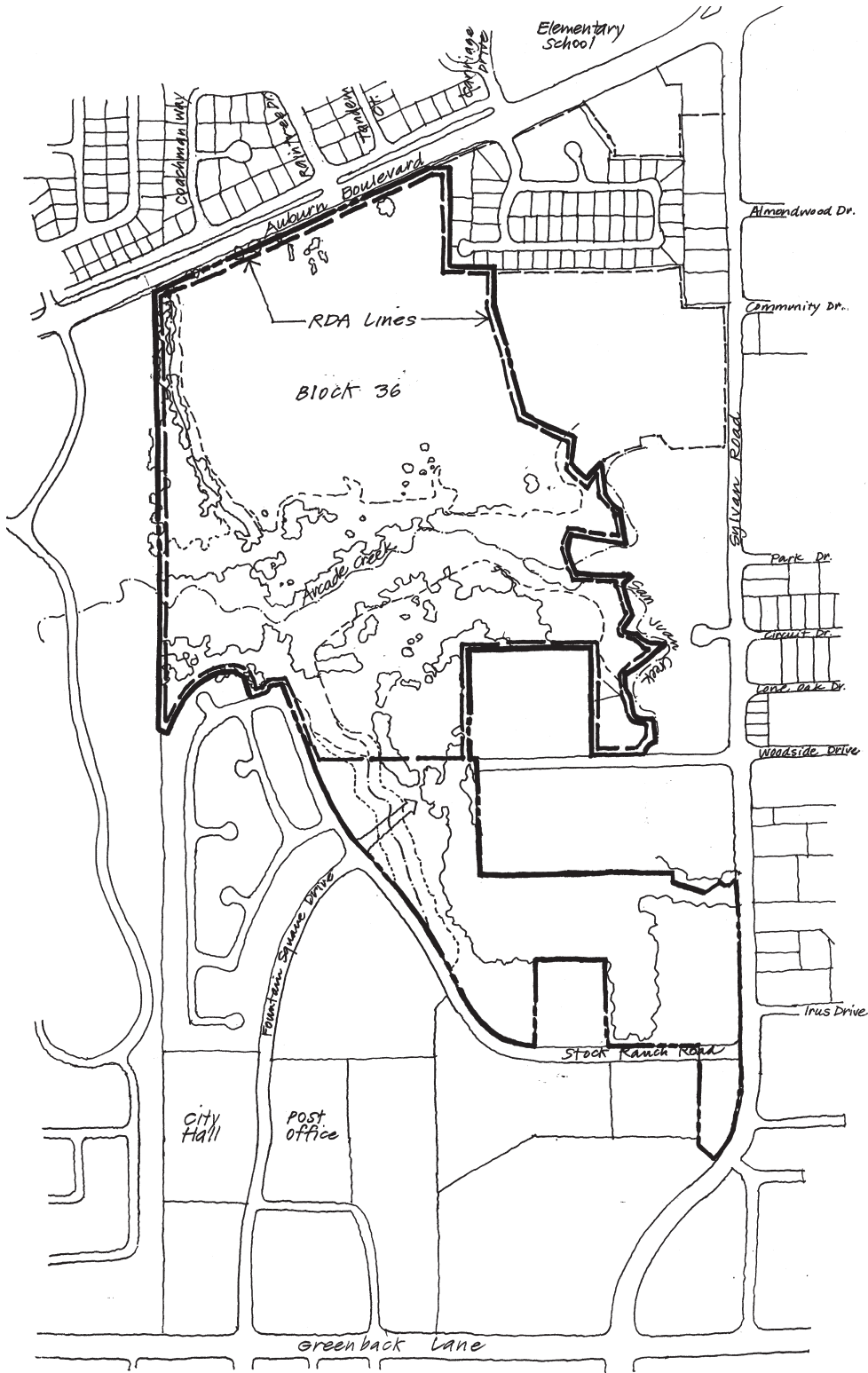


Figure 4-3
Redevelopment Area

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Permitted Uses

Parks, schools, and residential units are permitted within the areas designated for residential uses. Miscellaneous uses such as churches are permitted under a conditional use permit. A list of permitted uses is found in Appendix B of this document.

Density

A maximum of 216 single family units may be developed on 43.2 acres of residentially designated land, at a gross density of 5.0 units to the acre. If cluster housing is pursued, it would permit preservation of significant amounts of the 43.2 acres for open space available for community uses such as walking, picnicking, and nature study.

Lots located along Arcade Creek are to be a minimum of 7,150 square feet per lot. A minimum of 25 lots shall be at least 7,150 square feet in size. Areas of housing not along Arcade Creek cannot exceed 7 units to the acre. The overall 43.2-acre area cannot exceed a gross density of 5 units per acre.

Design Character

The exterior materials used in the construction of residential projects would reflect the character of the surrounding environment. The sites would be heavily landscaped with native plant material reflecting the surrounding riparian environments.

Relationship to Other Areas

The residentially designated portion of the Stock Ranch site is located between existing housing developments to the east (Woodside) and west (Beazer Homes). The design of the single-family subdivision will need to be designed to accommodate future development of properties along Woodside Drive at such time as they wish to develop. Immediately to the southwest is located the City's Civic Center, Police Station, and Post Office. Areas to the south along the eastern end of Stock Ranch Road may contain additional multi family uses, commercial, or office.

Cluster Development

The Guide for Development allows, as an option, the development of much of the land south of Arcade Creek with a "cluster development," consisting of attached for-sale units. An example of the type of cluster development envisioned is the Crosswoods development located west of the Auburn Commerce District. This cluster option has been suggested to protect the site's oak trees and other natural resources and to maximize open space for the residents.

Density for a cluster development would not exceed 8 units per gross acre, or 346 units. In calculating the allowable density for cluster development, the park and preserve areas south of the creek would be included in the total acreage (43.2 acres) considered for determining density.

Inclusionary Housing

A portion of the Stock Ranch project site is located within the Redevelopment Agency Project Area of Citrus Heights. Within this area, 15% of residential units are required to be developed as affordable units. Of that total, 6% must be affordable to very low-income households and 9% must be affordable to low and moderate income households. To meet the City's requirement for affordable units, units may be provided off-site at a ratio of two units for every one unit required. The area within the City's Redevelopment Project Area is north of a westward extension of Woodside Drive (Please see Figure 4-3).

A plan to show how the project will comply with the inclusionary housing requirement shall be submitted to and approved by the City prior to approval of the residential development.

3. Sylvan Commerce District

Description

Two parcels of land are designated as the Sylvan Commerce District. These are located in the southern portion of the site, along Stock Ranch Road at its intersection with Sylvan Road, and contain 12 acres of land.



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Permitted Uses

Most uses allowed in the City’s General Commercial Zoning category are allowed on these parcels. Permitted uses for this area are found in Appendix B.

Density

Office and retail uses would be permitted to develop a maximum of 120,000 square feet of retail or office uses. Multi-family housing would be permitted consistent with the General Commercial General Plan designation, which allows between 9 and 20 units per acre.

Design Character

Development within this zone is governed by standards and guidelines established for the Auburn Commerce District or for multi-family housing, depending on which use is chosen.

Relationship to Other Areas

The Sylvan Commercial District would provide retail and/or offices serving the surrounding neighborhoods and the nearby Civic Center, Police Service Center, and Post Office. Multi-family senior housing in this area would serve all of Citrus Heights.

B

Open Space

The Stock Ranch project has been designed to orient to and take advantage of the extensive network of open space, of which Arcade Creek is the most prominent and visible element. Figure 4-4 illustrates the proposed open space network.

The open space network proposed for Stock Ranch consists of approximately 32 acres of dedicated land, including floodplain and wetland preserve. Additional open space areas will include on-site detention facilities and open space that may be incorporated in residential subdivisions south of Arcade Creek. Additionally, a 4.5-acre neighborhood park will be located south of Arcade Creek.

Arcade Creek/San Juan Creek Floodplain

Approximately 27 acres of the plan area is within the Arcade Creek and San Juan Creek floodplains. In addition to their primary flood control purpose, these areas will be set aside for habitat preservation, education, and passive recreation uses such as pedestrian/bicycle trails. Trails shall be provided along both the north and south sides of the creek and will be connected to a pedestrian bridge that spans and allows access across the creek.

Wetland Preserve Areas

The Stock Ranch Plan Area contains 3.52 acres of jurisdictional area, including wetland areas. This area encompasses tributary drainages to the creeks and vernal pools.

Project grading will result in the impact of 1.06 acre of jurisdictional waters (onsite). The remaining 2.46 acres shall be preserved. Mitigation and monitoring of wetlands is required consistent with the project’s permit from the U.S. Army Corps of Engineers.

These areas are subject to the jurisdiction of the U. S. Army Corps of Engineers and/or California Department of Fish and Game. Any modification requires a permit from these agencies, as well as from the California Regional Water Quality Control Board.

Three wetland preserve areas are planned within the Plan Area to preserve tributary drainages to Arcade Creek. The wetland preserve areas contain existing wetland features as well as a 50-foot buffer area (measured from top of bank of wetland feature) to protect the wetland. West of the Auburn Commerce District, a 5.0-acre wetland preserve (Wetland Preserve North) is planned to preserve a 0.2-acre tributary drainage, vernal pools, and native oak trees. The central and south wetland preserve areas (totaling 5.0 acres) preserve tributary drainage and native oak trees. A portion of the central wetland preserve is within the floodplain of Arcade Creek, and the South Wetland Preserve encompasses a tributary to Arcade Creek.

The drainage from a previous tributary through the center of the site will be culverted from Auburn Boulevard and flows will be directed in a new tributary drainage along the eastern border of the property. The eastern tributary (2.08 acres) will flow into a detention basin in the southeast corner of the site. The drainage will contain a mix of seasonal wetland species in higher areas and emergent marsh species in the low flow channel area.

The developer of the Stock Ranch is required to secure all necessary wetland permits for the entire 129 acres prior to development. A trained wetland biologist shall conduct surveys to identify and evaluate on-site wetlands both north and south of Arcade Creek. Any impacts to those wetlands shall be mitigated to ensure that there is no net loss of wetlands. Mitigation ratios will be negotiated with the responsible permitting agencies. Mitigation may be on-site or off-site, subject to the agreement of the permitting agencies. Off-site mitigation will occur at an agency-approved mitigation area or "bank." Mitigation credits will be purchased from an agency-approved mitigation "bank" or the applicant will purchase land at an off-site location and construct the compensation lands.

Neighborhood Park

A neighborhood park is planned to serve the residential neighborhoods within the Stock Ranch plan area as well as surrounding neighborhoods. The park is located immediately south of Arcade Creek and east of Stock Ranch Road within the proposed residential area. The size of the park will be a minimum of 4.5 acres.

As illustrated in Figure 4-4, the park is sited to take advantage of its frontage with Arcade Creek. Use of the wooded floodplain enhances recreational opportunities and allows linkages to a trail system and other passive recreational activities within the creek parkway. A significant stand of oak trees exists along the park's eastern boundary.

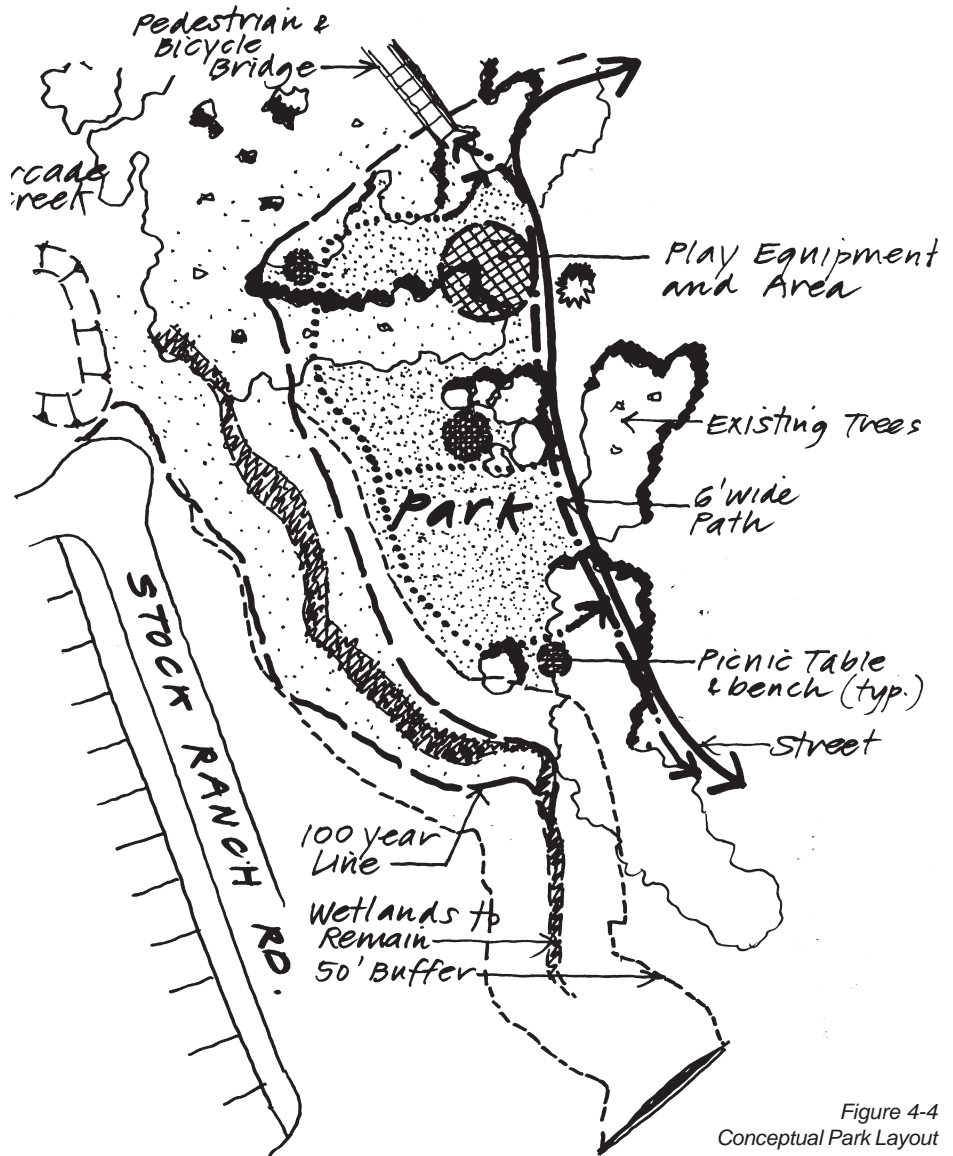


Figure 4-4
Conceptual Park Layout

The park will contain passive recreational uses, such as trails, a childrens' play area and/or a tot lot, and a covered picnic area (Figure 4-5). The park will be owned and maintained by the Sunrise Recreation and Park District.

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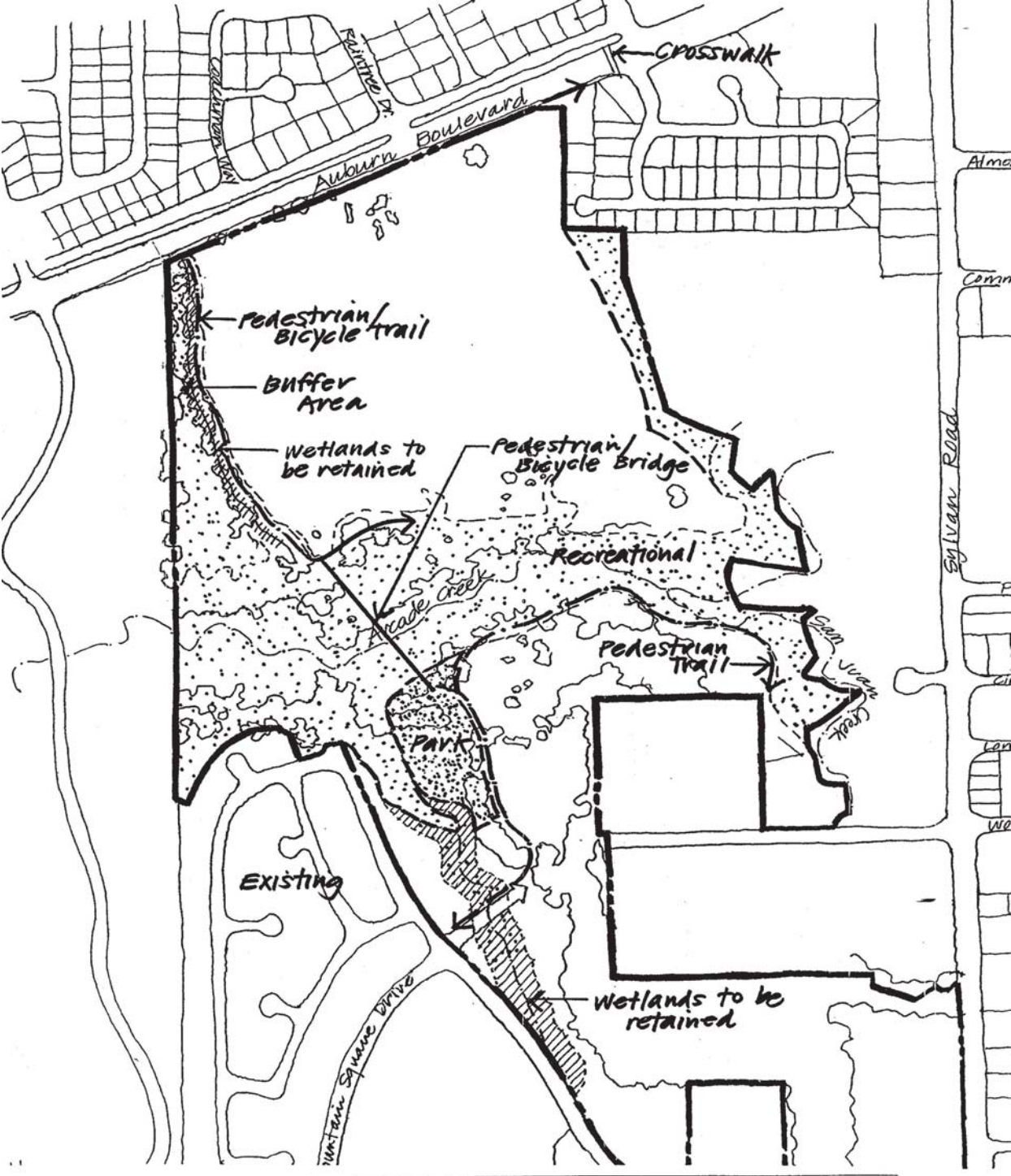


Figure 4-5
Open Space Plan

C***Resource Management*****Relationship to Other Areas**

It is the intention of the project to have public agencies own the public open space facilities including the park, storm water detention basins, trails, and the open space network.

The site's resources include stands of oaks, tributary drainages, riparian areas, and vernal pools. These resources have either been preserved as parts of the overall open space network or will be mitigated at an off-site location.

Stock Ranch has been designed to retain as many natural resources as possible. The areas preserved are along Arcade Creek, a northern open space preserve along the western edge of the property, stretching from Arcade Creek north to Auburn Boulevard, a diverted tributary along the east side of the property, the park area south of Arcade Creek, and a tributary drainage/wetland that stretches from the lower part of Stock Ranch Road to Arcade Creek.

The northern open space preserve consists of stands of oaks surrounding a proposed detention basin. On the east side of the oaks preserve, a natural drainage swale will be preserved. A 50-foot buffer zone will separate the swale from future development.

Arcade Creek and its floodplain will remain as a riparian area except for a detention basin proposed for the northern side of the creek. The detention basin will be designed to complement the surrounding natural area.

The park is adjacent to Arcade Creek and straddles a tributary drainage of Arcade Creek. Within the park, the tributary drainage will have a 50 foot buffer to preserve its natural quality and to protect it from park development. The southern limit of the park is north of the proposed alignment of Fountain Square Drive, east of Stock Ranch Road. The park and the tributary drainage is part of the southern open space preserve.

The southern preserve parallels Stock Ranch Road and incorporates a portion of the tributary drainage flowing into Arcade Creek. A 50 foot buffer also protects the portion of the tributary drainage.

D***Circulation Plan***

The site circulation plan consists of the following elements: automobile, truck, pedestrian, bicycle, and public transportation.

Automobile Circulation

Automobile circulation consists of access to and from the site as well as internal access within commercial and residential areas.

Auburn Boulevard Access

Access to the Auburn Commerce District will be via three access points to disperse traffic. From east to west are the following access points: an unsignalized left-in/right-in/right out on the east side of the project; a right-turn-only driveway in the central section; and a three-way, signalized intersection on the west side. Figure 4-6 illustrates the proposed entries into the site from Auburn Boulevard.

The primary access into the Auburn Commerce District will be opposite Coachman Way, where a signalized intersection will be developed. Direct access to Coachman Way or the frontage will not be provided via this signal.

Sylvan Road

Access into and out of the Sylvan Commerce District parcels fronting Sylvan Road will be via right in and right out turn movements only. Sylvan Road will be striped to prevent left-hand turns in and out of those parcels.

The access into Stock Ranch from the south is from Sylvan Avenue onto Stock Ranch Road. Proposed street improvements also include the extension of Fountain Square Drive to Stock Ranch Road, which will be constructed separately from this project.

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Internal Circulation

Auburn Commerce District

The internal vehicular circulation will be routed along parallel drives, south from Auburn Boulevard. The primary internal road will enter the site opposite Coachman Way, at the signal. Cross access and parking agreements are required for the entire center.

Residential

The residential area south of Arcade Creek is served by Stock Ranch Road. Stock Ranch Road terminates at Arcade Creek and does not provide vehicular access across

Arcade Creek. Local neighborhood streets connected to Stock Ranch Road will serve the neighborhood.

Residential uses abut the Stock Ranch property. While no vehicle connections are currently allowed to adjoining residential areas, the potential exists for a future connection to Woodside Drive properties if both communities favor the connection.

Truck Access

Truck service to the Auburn Commerce District will be via entries at the east and west sides of the site. There will be a service drive located at the back of the major users, adjacent to the Arcade Creek floodplain. This service drive and the side entries creates a loop for trucks.

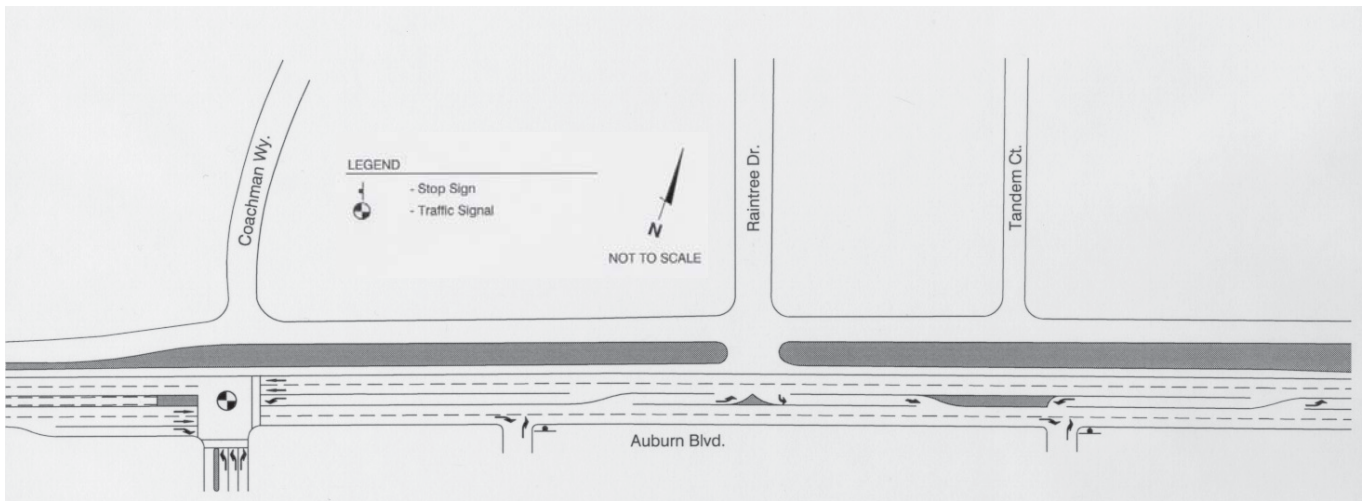


Figure 4-6
Recommended Improvements on Auburn Boulevard

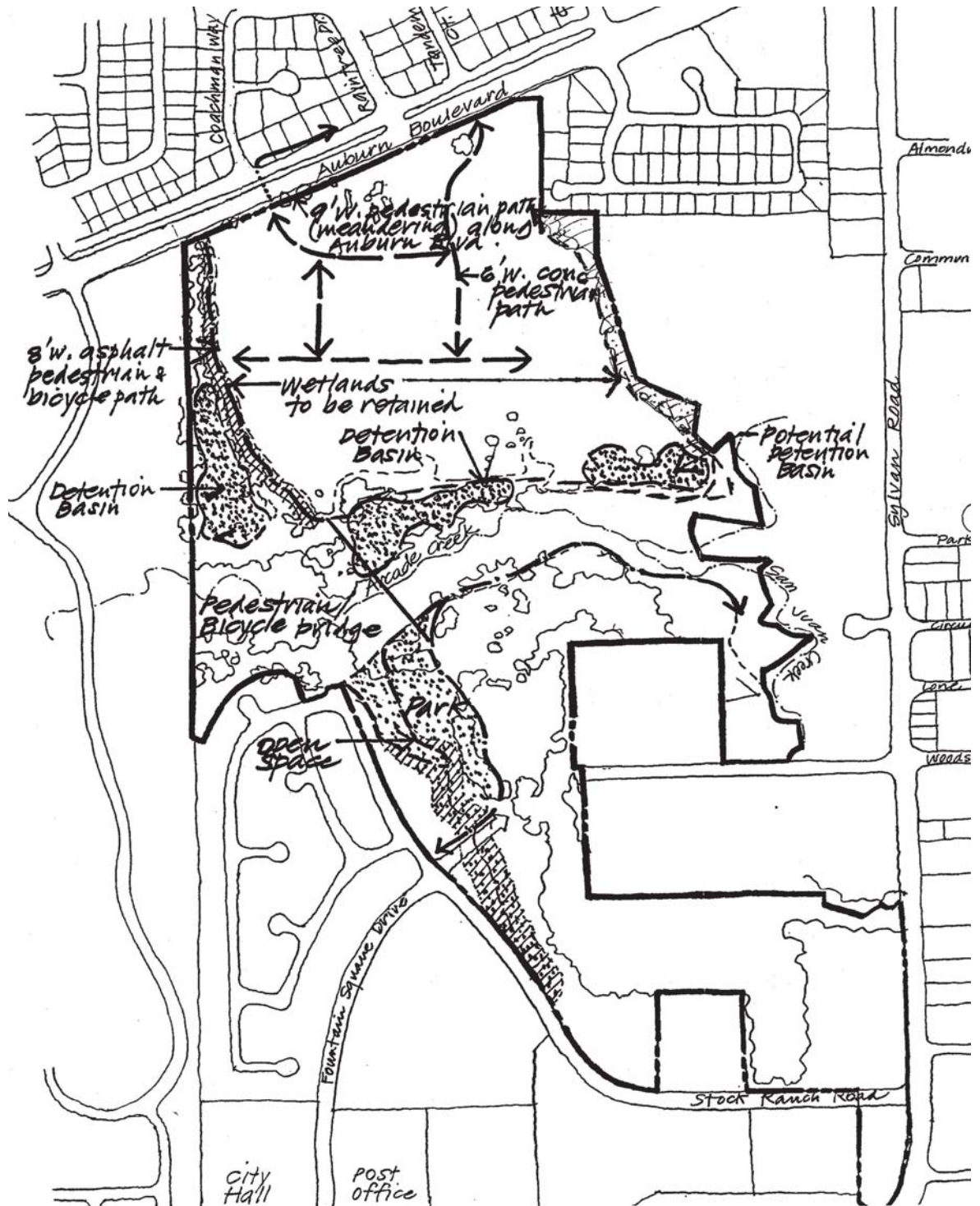


Figure 4-7
Pedestrian and Bicycle Network

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Pedestrian Bicycle Trail Network

The open space network provides a variety of opportunities to encourage people to walk or bicycle. The pedestrian trail network is located within the open space corridors and connect both sides of Arcade Creek. Figure 4-7 illustrates the Pedestrian and Bicycle Trail Network within the site. The City's General Plan calls for bicycle lanes, paths, and/or routes along Auburn Boulevard, Sylvan Road, Stock Ranch Road, Fountain Square Drive, and Arcade Creek. The sidewalk along the Auburn Boulevard frontage will be separated from the street by landscaping.

A bridge will span Arcade Creek allowing pedestrian movement between the northern and southern portions of the site. This is an important linkage in that it contributes to the livability and pedestrian quality of the development and also improves the route school children take between the neighborhoods south of Auburn Boulevard and the school to the north. Figure 4-8 illustrates, in plan view, how the bridge may span the Creek. Figure 4-9 illustrates a conceptual drawing of the bridge spanning Arcade Creek.

A trail segment is proposed along the southern side of Arcade Creek and is intended to connect to a future regional trail. No extensions of that trail are currently planned to the east or west of Stock Ranch.

The Auburn Commerce District will be designed to include pedestrian features such as sidewalks in front of the buildings and within the parking areas. The entire Auburn Commerce District will be linked by a pedestrian promenade that connects the bridge and the various commercial uses. The creek and nature trail systems will be connected to this pedestrian-oriented area.

Public Transportation

Bus service is provided along Auburn Boulevard and Sylvan Road. A new bus shelter, compatibly designed with the Auburn Commerce District, will be provided along the Auburn Boulevard frontage of the Auburn Commerce District. The bus shelter will be provided by the developer.

Off-Site Improvements

The project may necessitate the construction of off-site improvements. These off-site improvements involve modifications to intersections and roadways in the vicinity of the project. Areas include the San Tomas/Auburn intersection, Sylvan/Auburn Intersection, and Auburn/Van Maren intersection, as well as the frontages on the north side of Auburn Boulevard.

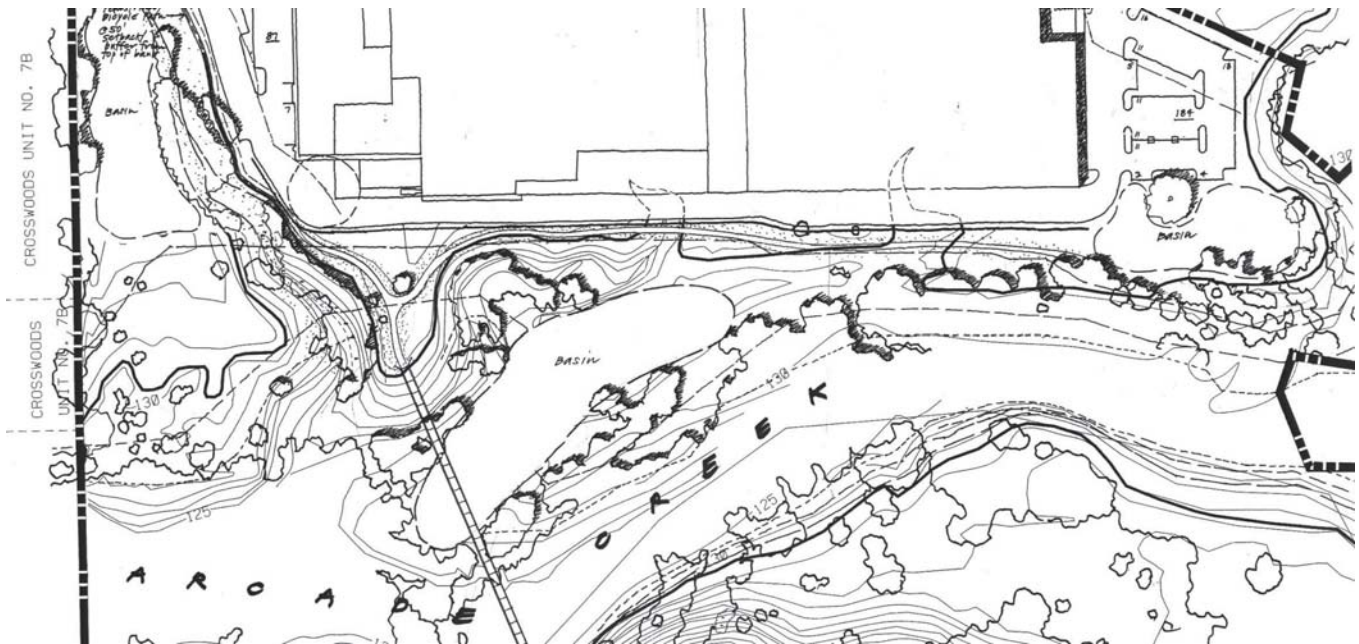


Figure 4-8
Creek Area Plan

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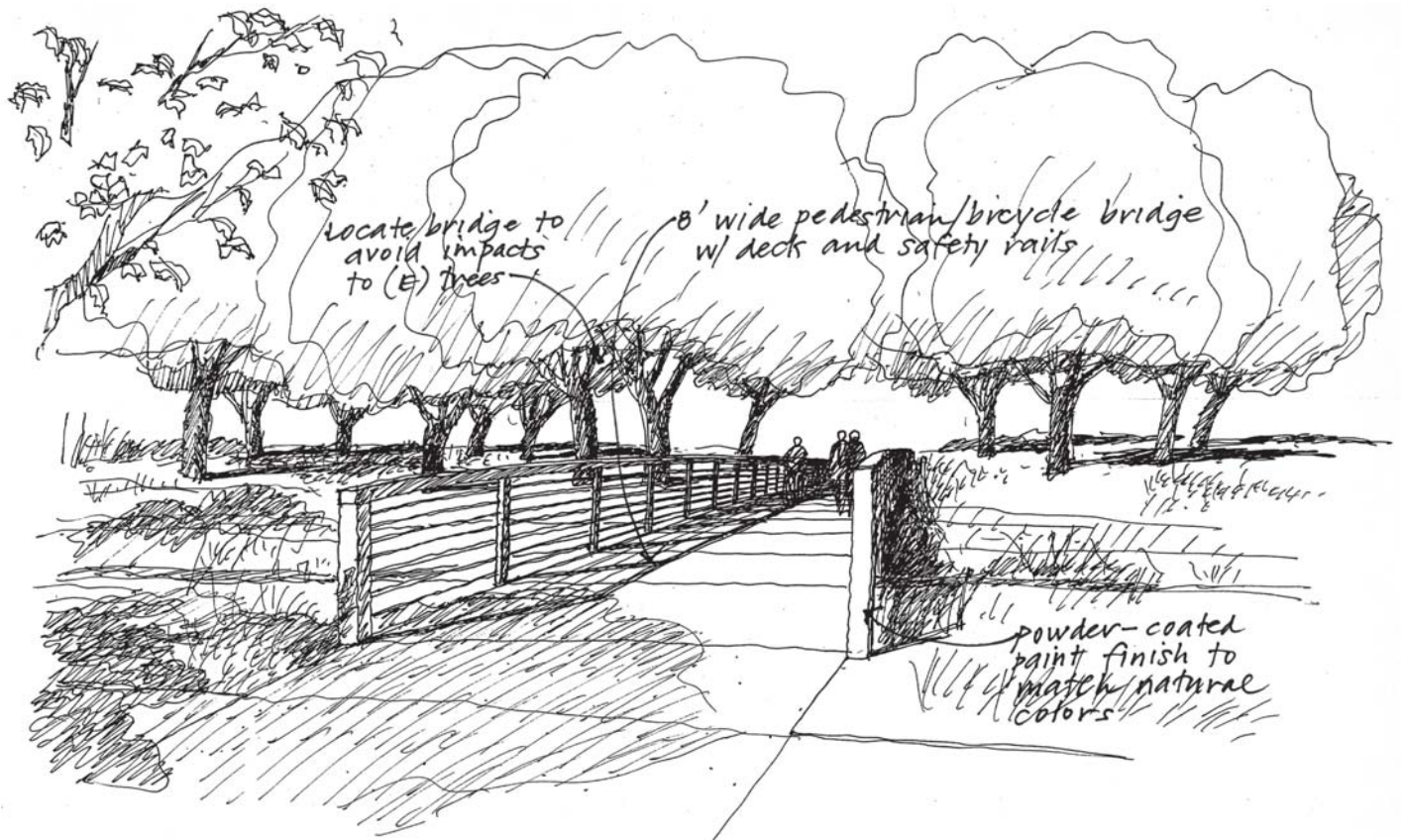


Figure 4-9
Conceptual Bridge Design

E

Infrastructure and Service Plan

Sewer

Sanitary sewer service for the Plan Area is provided by Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District No. 1 (CSD-1). SRCSD is responsible for interceptor collection and treatment of wastewater and CSD-1 is responsible for local collection facilities. Sewage is conveyed to the Sacramento Regional Wastewater Treatment Plant where it is treated and the effluent discharged into the Sacramento River. An existing 27-inch trunk sewer is located north of Arcade Creek and a 10-inch line is located in Sylvan Road.

Sewer lines to serve the Auburn Commerce District will tie into the existing 27-inch line and uses south the creek will tie into the 10-inch line on Sylvan Road.

Water

The Citrus Heights Water District provides water services to the Plan Area. The District has water connections available on Sylvan Road, Auburn Boulevard, Stock Ranch Road and Fountain Square Drive. Surface water is the primary supply source although the District maintains wells as a back-up source during peak periods. Existing water distribution facilities in the area consist of 12-inch water mains in Stock Ranch Road and Auburn Boulevard.

Water service will be provided to Plan Area by tying into these two existing lines. The Auburn Commerce District will tie into the 12-inch main on Auburn Boulevard and the remainder of the Plan Area will tie into the 12-inch main on Stock Ranch Road. A looped water system will be required.

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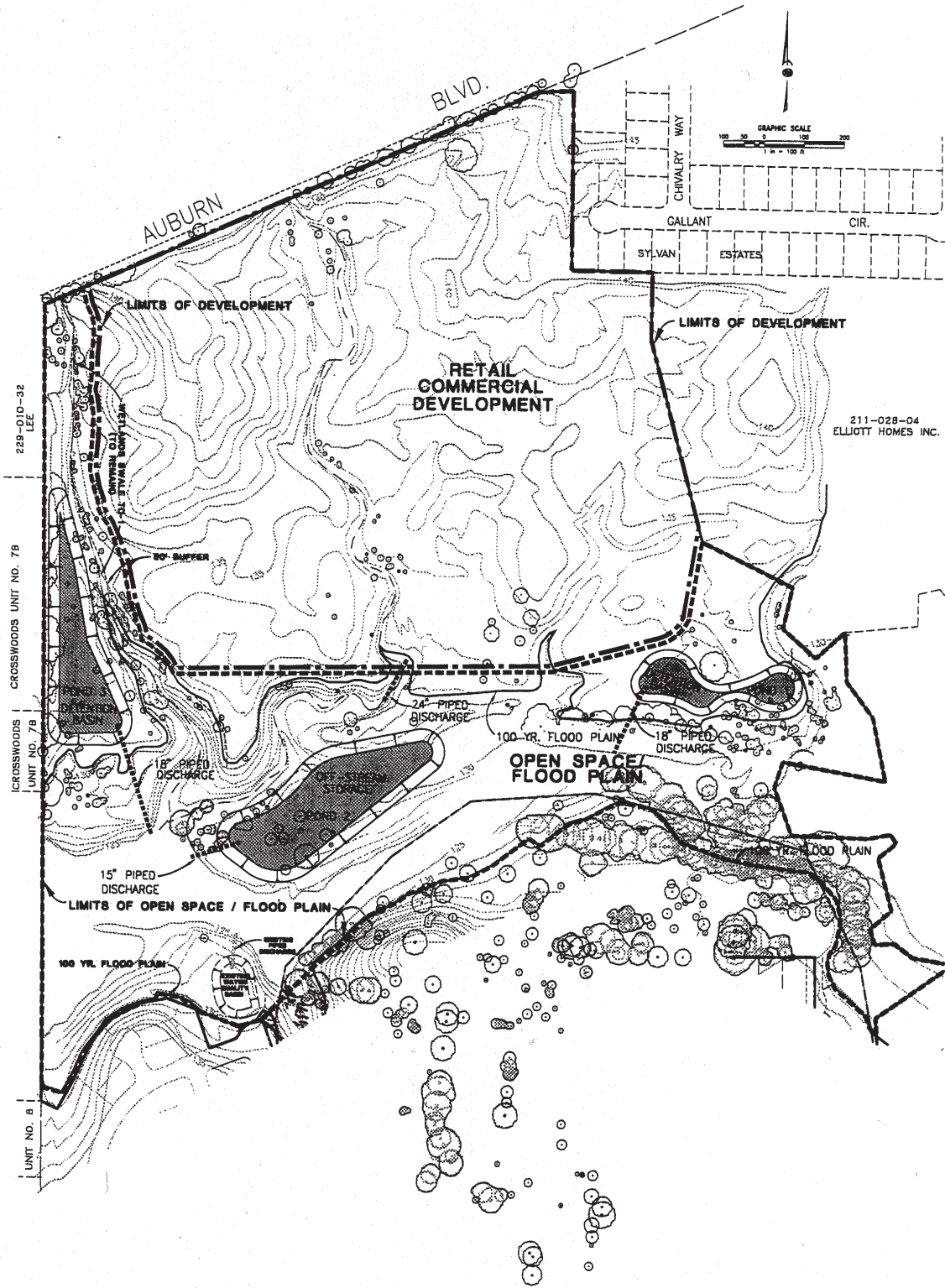


Figure 4-10
Schematic Detention Basin Locations

Drainage

The Stock Ranch is drained by Arcade Creek and minor tributaries of the creek that branch through the site in a north-south direction. As discussed earlier, drainage is a critical component of this project because of existing downstream flooding.

Detention Basins

Three detention basins are planned for the Stock Ranch that will detain storm water from entering Arcade Creek during peak storm water runoff flows and provide stormwater protection during flood events. The detention basins are designed to have a maximum depth of six (6) feet and variable side slopes that permit passive recreational use when not flooded. Detention basins deeper than six feet may be considered if aesthetically designed and retain side slopes to permit passive recreational uses. The detention basins will be designed to be aesthetically pleasing and to function for passive recreational purposes. The design will not require fencing.

One basin, located on the western edge of Stock Ranch just north of Arcade Creek, receives water from the development then drains into the Creek. The second basin, located within the Arcade Creek floodplain, receives water from the Creek. Both basins will retain approximately eight acre feet of water each. The third basin is located south-east of the commercial center and receives water from the diverted tributary along the east side of the Auburn Commerce District.

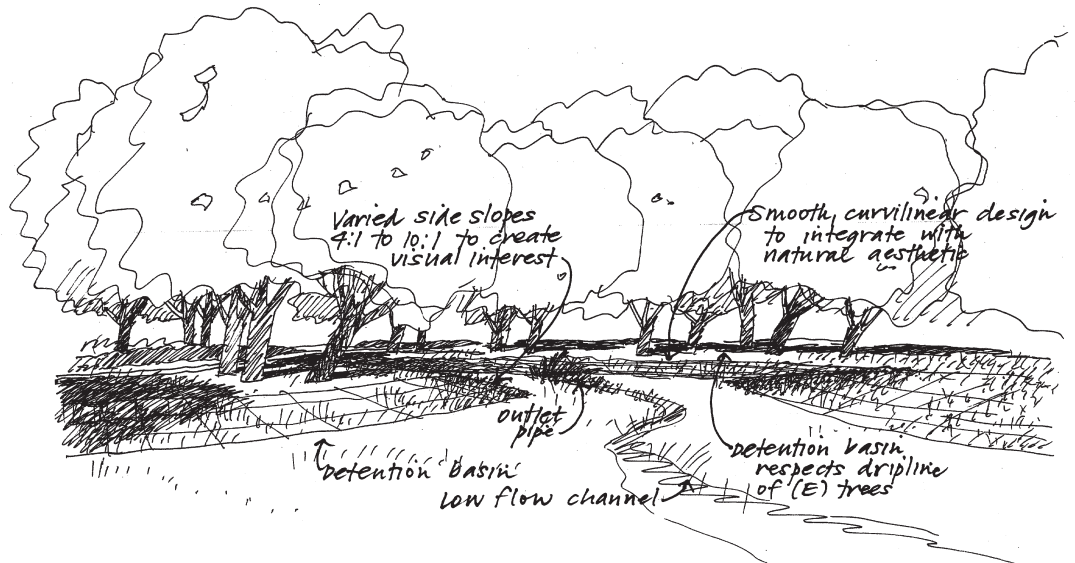


Figure 4-11
Conceptual Detention Basin Design

The detention basins are planned to hold water and to remove sediment from storm water runoff before entering Arcade Creek. The basins measure approximately 2.5 acres each at the surface and have a maximum depth of six feet for total storm water storage of approximately 20 acre-feet. The detention basin outlets will be constructed to retain up to one foot of water to promote wetland growth. The locations of the detention basins are shown on Figure 4-10. Figure 4-11 represents a conceptual sketch for a detention basin. Figure 4-12 illustrates proposed cross-sections of the proposed detention basins.

F

Public Services and Utility Providers

Public services and utility service providers for the Plan Area are listed as follows:

Fire: Sacramento Metro Fire District

Police: City of Citrus Heights

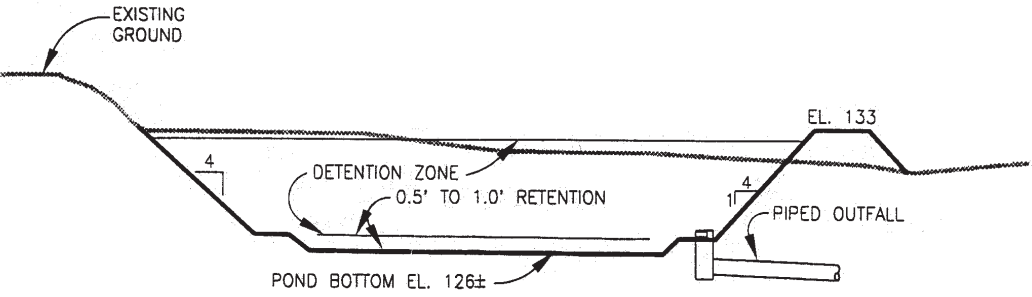
Electricity: Sacramento Municipal Utility District

Gas: Pacific Gas & Electric

Telephone: Roseville Telephone Company

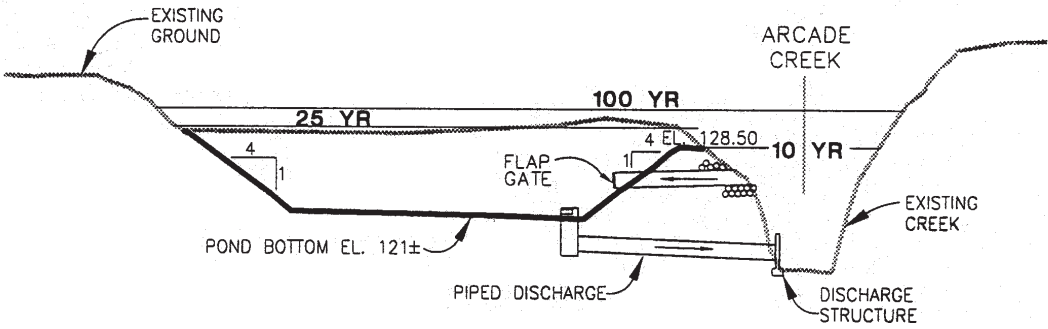
Solid Waste: City of Citrus Heights

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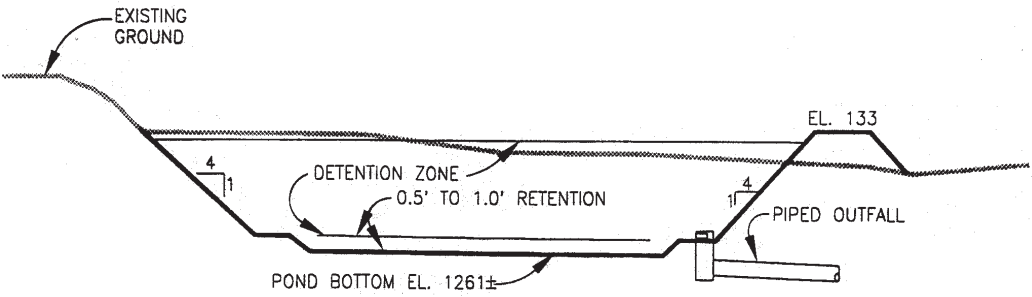


WEST DETENTION BASIN

STORM	PEAK ELEVATION
10-YR.	129.89
25 YR.	130.64
100 YR.	131.91



OFF-STREAM STORAGE



EAST DETENTION BASIN

Figure 4-12
Conceptual Detention Basin Cross Sections