



AGENDA
WEDNESDAY, APRIL 13, 2016
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY

6:00 – REGULAR MEETING: COUNCIL CHAMBERS

COMMISSIONER	• Jana Shannon (Chairperson)
COMMISSIONER	• Daria Ali (Vice Chairperson)
COMMISSIONER	• Michele Blake
COMMISSIONER	• Shon Harris
COMMISSIONER	• Ivin Rhyne
COMMISSIONER	• John Sanbrook
COMMISSIONER	• Paul Basi (Sutter Co. Rep.)

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible



*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

Call to Order

Roll Call: _____ Jana Shannon (Chairperson)
_____ Daria Ali (Vice Chairperson)
_____ Michele Blake
_____ Shon Harris
_____ Ivin Rhyne
_____ John Sanbrook
_____ Paul Basi

Pledge of Allegiance to the Flag

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Public Hearing

3. *Continuation from the March 23, 2016 Planning Commission hearing: Sign Code Update: Consideration of Zoning Code Text Amendment 14-01 relating to on-site signs. Proposal would modifying Article 63 of the City of Yuba City Municipal Code.*
4. Consideration of a General Plan Amendment, Specific Plan Amendment, Rezone, and Use Permit to facilitate the installation of two drive-through automated teller machines (ATMs) at Sierra Central Credit Union, located at the southeast corner of Butte House Road and Harter Parkway (Assessor's Parcel Number 59-010-083. The project includes:
 - a. General Plan Amendment 16-01: Amending the General Plan land use designation from the Business, Technology, Light Industrial designation to the Office and Office Park designation.
 - b. Specific Plan Amendment 16-01: Amending the Harter Specific Plan land use designation from the Business Park/Light Industrial designation to the Office Commercial designation.
 - c. Rezone 16-02: Amending the zoning for the property from the Heavy Commercial/Light Industrial (C-M) Zone District to the Office Commercial (C-

O) Zone District.

d. Use Permit 16-01: A Use Permit for two drive-through ATMs.

5. Planning Commission bylaws and representation on the Sutter County Planning Commission

Development Service Director Reports

Report of Actions of the Planning Commission

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$681, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.



CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT

Date: April 13, 2016

To: Chairman and Members of the Planning Commission

From: Arnolando Rodriguez, AICP, Director
Development Services Department

Subject: **Continuation from the March 23, 2016 Planning Commission meeting:**
Consideration of Zoning Code Text Amendment 14-01 relating to on-site signs

Project Location: Citywide application

Project background:

This item was discussed at the March 23, 2016 Planning Commission meeting. At the request of the Planning Commission, this item was returned to City staff for additional analysis and was continued to April 13, 2016. The attachments reflect the most recent version of the proposed ordinance.

Project Information:

The Sign Code Update process commenced several years ago, dating back to a workshop initially held by the City Council on August 9, 2011. For various reasons, efforts to update to the Sign Code were halted. In order to better reflect contemporary City Planning and business practices, the Development Services Department has recently taken a proactive approach in addressing deficiencies ingrained in the City's Sign Code. The purpose of the Department's latest effort is a proposed text amendment in the current regulatory scheme for on-site signs.

This text amendment was derived from studying the application of the current ordinance, policies, and researching other communities. The existing regulatory scheme evolved over an extended period of time and has resulted in a Sign Code that does not necessarily reflect existing business or contemporary practices.

After extensive research, including a workshop with the Planning Commission on February 16, 2016, staff:

- Assessed the existing ordinance;
- Drafted design principles;
- Clarified the regulations pertaining to exempt and prohibited signs;
- Incorporated illustrations;
- Deleted obsolete language;
- Established sign criteria for specific uses;

- Established criteria for Electronic Message Boards;
- Updated the sign definitions; and
- Established objective criteria for signs, such as proximity to residences and lighting types.

After an analysis of the current ordinance and researching other communities, staff's intent is to:

- Protect public welfare and property values;
- Raise the bar for quality signs, in terms of materials, style, and lighting;
- Create clear and concise definitions;
- Create minimum development standards that are easy to read in a user friendly format;
- Ensure consistency and predictably while minimizing arbitrary discretion; and
- Avoid conflicts between regulations.

Overall, the proposed changes, with a few exceptions, are minimal. Rather, staff is primarily proposing modifications to obsolete language and clarifying existing regulations. **Attachment 1** (Table 1) provides a summary of the proposed modifications.

It should be noted that the proposed ordinance does not modify existing regulations for billboards. While imperative, staff will prepare updated regulations for billboards at a later time.

Environmental Finding:

The State Guidelines for the implementation of the California Environment Act (CEQA) provide for the exemption of projects which will clearly have no significant effects on the environment. More specifically, Section 15061(b)(3) of the CEQA Guidelines states:

"...CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

It has been determined that there is no possibility of significant adverse effects as a result of this proposal. Therefore, it is not subject to CEQA.

Recommended Actions:

City staff recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council adopt the attached Draft Yuba City Sign Regulations amending the City's Sign Code as shown in Attachment 2.

As an alternative, the Planning Commission may request that staff provide additional research or continue the meeting to a date certain.

Commission Action:

The Commission's action will be considered by the City Council.

Text Amendment (Sign Ordinance)

April 13, 2016

Page 3

Attachments:

1. Table 1: Summary of proposed modifications
2. Draft Yuba City Sign Regulations (no track changes)
3. Draft Yuba City Sign Regulations (with track changes)

Table 1: Synopsis of proposed changes

Sign Type	Proposal	Example of Sign
Wall	Nominal modifications to existing regulations.	
Monument	Nominal modifications, however language has been incorporated that requires the inclusion of architectural elements, such as columns, and that a minimum 12 inch base made of a decorative material be incorporated. A minimum landscaping requirement is also proposed.	
Awning	Nominal modifications. Language has been added that clarifies clearances from the finish grade, materials, and lighting.	

Attachment 1 (Planning Commission Report April 13, 2016)

Projecting

Nominal modifications. Language has been added that clarifies clearances from the finish grade, materials, and lighting.



A-frame

Clarifying language has been incorporated pertaining to the size, height, materials, proximity to primary business entrance, maintenance, design, and building materials.



Political

Current regulations defer to State. Proposed ordinance would limit the posting of signs 90 days before an election. Maximum area of 32 square feet.



Attachment 1 (Planning Commission Report April 13, 2016)

Electronic fuel price

Proposed ordinance would permit static fuel price signs. Maximum letter height of two feet.



Electronic Message Board

Currently not permitted. Proposal would permit signs along State Route 20 and 99. Parcels would need to be a minimum of 5 acres and have 300 feet of frontage. Language is included regarding the dimming of the lighting in the evening.



Subdivision signs for the sale of new homes

Current ordinance does not permit. Proposed code would limit signs to on-site, active subdivisions. The quantity of signs would be dependent on the size of the subdivision. Material language is provided, while the City of Yuba City name and logo would be required to be prominently displayed on the sign.



Attachment 1 (Planning Commission Report April 13, 2016)

Drive-thru menu boards Current regulations are silent. Proposed code would limit their size and quantity per restaurant.



Pole Currently not permitted. No modifications are proposed.



Snipe Currently not permitted. No modifications are proposed.





Attachment 2. Draft Yuba City Sign Regulations (no track changes)

Article 63. Signs

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Sec. 8-5.6301. Purpose.

The purpose of this article is to regulate signs as an information system that expresses the character and environment of Yuba City and implements the General Plan, consistent with State and federal law. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to:

- A. Provide adequate opportunity for the exercise of the right of free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
- B. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
- C. Preserve and enhance the visual attractiveness of the City, for residents, businesses and visitors;
- D. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
- E. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians and drivers; and
- F. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on or near the same premises, rather than functioning as general advertising for hire.

Sec. 8-5.6302. Applicability.

This article regulates all signs on public and private property, except where expressly stated otherwise. No sign shall be erected or maintained anywhere in the City except in conformity with this article.

Sec. 8-5.6303. Design Principles.

- A. **Architectural Compatibility.** A sign (including its supporting structure, if any) should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and disrupts parts of upper floors of buildings is detrimental to visual order and is not permitted.
- B. **Consistency with Area Character.** The size, materials, colors, graphic style, illumination, and other features of the sign shall be in keeping with the visual character of the street or area in which it is proposed. Proposed new signs should reflect the highest quality of design possible for a given area.

- C. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the anticipated distance and travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night hours.
- D. **Readability.** To ensure that signs perform their essential communicative function, characteristics such as the proportion between different parts of the sign, visibility from important vantage points, and other design features will be considered. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign. Excessive use of large areas of several colors can create competition for the eye and significantly reduce readability.
- E. **Finish.** Signs must have finished edges with a clean, smooth, consistent surface. Lettering on the sign is to be of complementary size, proportion and font and either carved, routed, painted or applied.
- F. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings.

Sec. 8-5.6304. Permits Required.

With the exception of exempt signs as listed in Section 8-5.6305, permits shall be required as follows, unless otherwise stated.

- A. **Zone Clearance Required.** Subject to Section 8-5.7002, Zone Clearance, the Development Services Department will review applications for building permits for signs and determine if the proposed signs are consistent with the requirements contained in this article. All signs, temporary or permanent, and flags per this article, shall require a Zone Clearance, unless specifically exempted.
- B. **Master Sign Program (MSP).** A Master Sign Program is required for signage proposals as specified in Sec. 8-5.6316, Master Sign Program.
- C. **Building Permit Required.** No person shall erect, alter, repair, or relocate any sign without first obtaining any required building permit from the City for such work. No permit shall be issued until the City determines that such work is in accordance with the building or electrical codes of the City. Except as otherwise provided, permits required by this article will be issued pursuant to the same terms and according to the same fee schedule as all other building permits.
- D. **Encroachment Permit.** Signs that project over a public street, or sidewalk, or other City owned property or easement shall be subject to an Encroachment Permit approval by the Public Works Department.

Sec. 8-5.6305. Exempt Signs.

The following signs are exempt from Planning permit requirements of this article and do not count toward the total sign area limit for a site, provided that they conform to applicable standards. Building permits may be required.

- A. **Address Signs and Name Plates.** Each residence and establishment may post one address sign and one name plate, not to exceed four square feet.
- B. **Barber Poles.** Barber poles less than 30 inches in height.
- C. **City Property/Bus Stop Signs.** Signs placed by the City or the transit authority on property or public right-of-way held by the City.
- D. **Civic signs.** Memorial signs and plaques installed by a civic organization. Said signs shall first be approved by the City Council.
- E. **Commemorative signs.** A sign, tablet, or plaque memorializing a person, event, structure, or site. Said sign shall be approved by the City Council.
- F. **Decorative Holiday Decorations and Lights.** Provided that such displays are removed within 60 days of their installation.
- G. **Equipment Signs.** Signs incorporated into permitted displays, machinery, or equipment by a manufacturer, distributor, or vendor and identifying or advertising only the product or service dispensed by the machine or equipment, such as signs customarily fixed to automated teller machines (ATMs) and gasoline pumps.
- H. **Fence signs.** Signs attached or painted on fences or freestanding walls that are not associated with a building may be permitted when located for noncommercial purposes and for advertising community events, such as youth sports and events, school functions, or events organized by a government entity. Signs shall not exceed 48 square feet, and may be installed 30 days prior to the event it is promoting. Sign shall be removed within 48 hours after the event. Signs promoting a single event shall be spaced a minimum of 600 feet. Signs shall only promote events occurring within the City's Sphere of Influence.
- I. **Garage Sales/Yard Sales.** Limited to 2 such signs, having a maximum of 5 square feet each and not to exceed 6 feet high, located on private property with the property owner's permission. Signs may not be erected prior than 24 hours to the event and shall be removed no later than 24 hours of the conclusion of the sale.
- J. **Gateway Signs.** Signs erected by the City or in partnership with the City, contents of which are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.

- K. **Interior Graphics or Signage.** Visual communicative devices that are located entirely within a building or other structure and are not visible from the exterior thereof, or located on the inside of a building and at least three feet from the window, door, and/or opening.
- L. **Memorial Signs.** Memorial signs or tablets, names of buildings or date of building erection, when cut into any masonry surface or when on a bronze plaque, or other durable material as approved by the Director.
- M. **Missing Person/Lost Pet.** Signs seeking assistance locating a missing person or pet are exempt, so long as they remain in good condition, free of tears. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- N. **Official Government Notices.** Official and legal notices used by any court, public body, person, or officer in the performance of a public duty; any legal or official notices posted by a utility or other quasi-public agency; temporary or permanent signs erected and maintained by or required by the City, State, or federal government, or government transportation or transit agencies, for the purpose of providing official governmental information to the general public, including, but not limited to: traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property, or facility; public hearing or meeting notices; seismic warning signs; or other signs required or authorized by law.
- O. **Open/Closed Signs.** Open/Closed signs are permitted in Commercial and Industrial Districts. Signs shall not exceed six square feet. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- P. **Operational Window Signs.** Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a. *Limitations on Placement.* Operational window signs shall not be mounted or placed on windows higher than the second story.
 - b. *Maximum Area.* The maximum area of exempt window signage shall not exceed three square feet in area.
- Q. **Public Carrier Graphics.** Graphic images mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
- R. **Traffic signs.** Traffic, directional, warning, or informational signs required or authorized by a governmental agency.

Sec. 8-5.6306. Prohibited Signs

Unless expressly allowed by another subsection of this article or other applicable law, the following sign types, locations, and materials are prohibited:

- A. **Animated Signs/Moving Signs.** Animated, flashing, blinking, reflecting, revolving, or other similar signs, or signs with visibly moving or rotating parts or visible mechanical movement of any kind, rolling or running letters or message.
- B. **Flashing signs.** No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs.
- C. **Flying signs.** Signs such as blimps or kits designed to be kept aloft by mechanical, wind, chemical, or hot air means.
- D. **Pole signs.**
- E. **Posters.** The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right-of-way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited, unless permitted as a Garage/Yard Sale Sign.
- F. **Roof signs.**
- G. **Signs blocking doors or windows.** Signs shall not be located or installed on any door, window, or fire escape in a manner that will prevent free ingress or egress.
- H. **Signs on standpipes or fire escapes.** No sign shall be attached to any standpipe or fire escape, except those required by other codes.
- I. **Snipe signs.** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, temporary construction barriers, or other supporting structures.
- J. **Signs in the public right-of-way.** Unless otherwise noted, no sign shall be affixed within median strips or islands, on sidewalks, trees, retaining walls, bridges, benches, traffic signals, public fences, poles or utility equipment, street lighting, utility poles, traffic signs, or traffic sign posts, supporting structures, anchor wires, or guy wires.
- K. **Signs that produce noise or emissions.** Signs that produce noise or sounds that can be heard at the property line, excluding voice units at menu boards, and signs that emit visible smoke, vapor, particles, or odors.
- L. **Signs creating a traffic hazard or affecting pedestrian safety.** Signs placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.

- a. Exits and Entrances. No sign shall be placed, mounted, erected, or installed in any manner that obstructs the use of any door, window, or fire escape.
 - b. Sidewalks. No sign shall be mounted or displayed in such a manner that it blocks or impedes the normal pedestrian use of public sidewalks.
 - c. Intersections. No sign shall be erected or maintained at or near any street intersection that will obstruct the free and clear vision of drivers and pedestrians. Other than traffic control signals, no sign shall be installed in the visibility triangle at intersections pursuant to Public Works policy ST 22, Site Distance Triangle.
- M. **Vehicle signs.** Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.

Sec. 8-5.6307. Measuring Sign Area.

- A. **Single-Faced Signs.** Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles (consisting of horizontal and vertical lines and no more than 12 corners) that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in the sign area provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of single-faced signs is illustrated in Figure 8-5.6307-A(1).

Sign Area = Height x Width

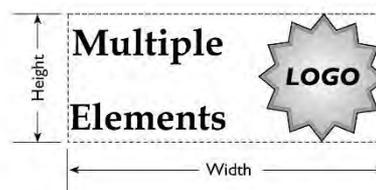
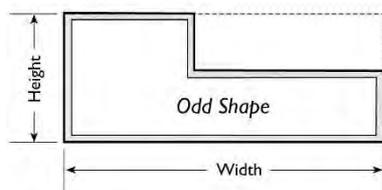
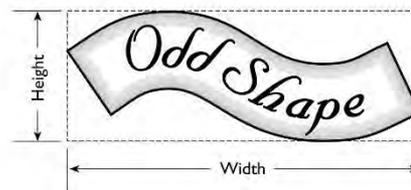
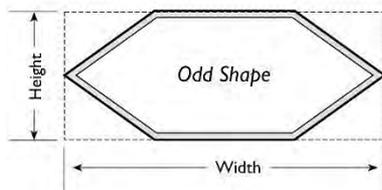
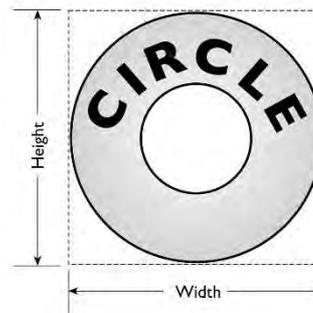
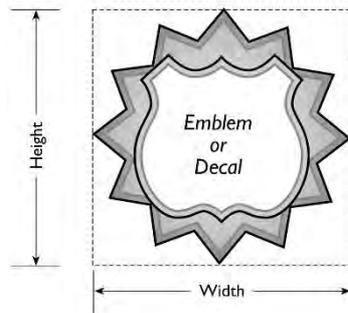
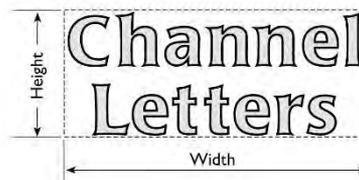
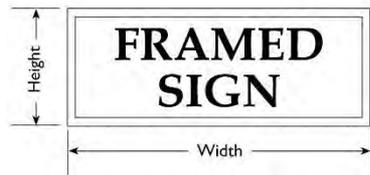
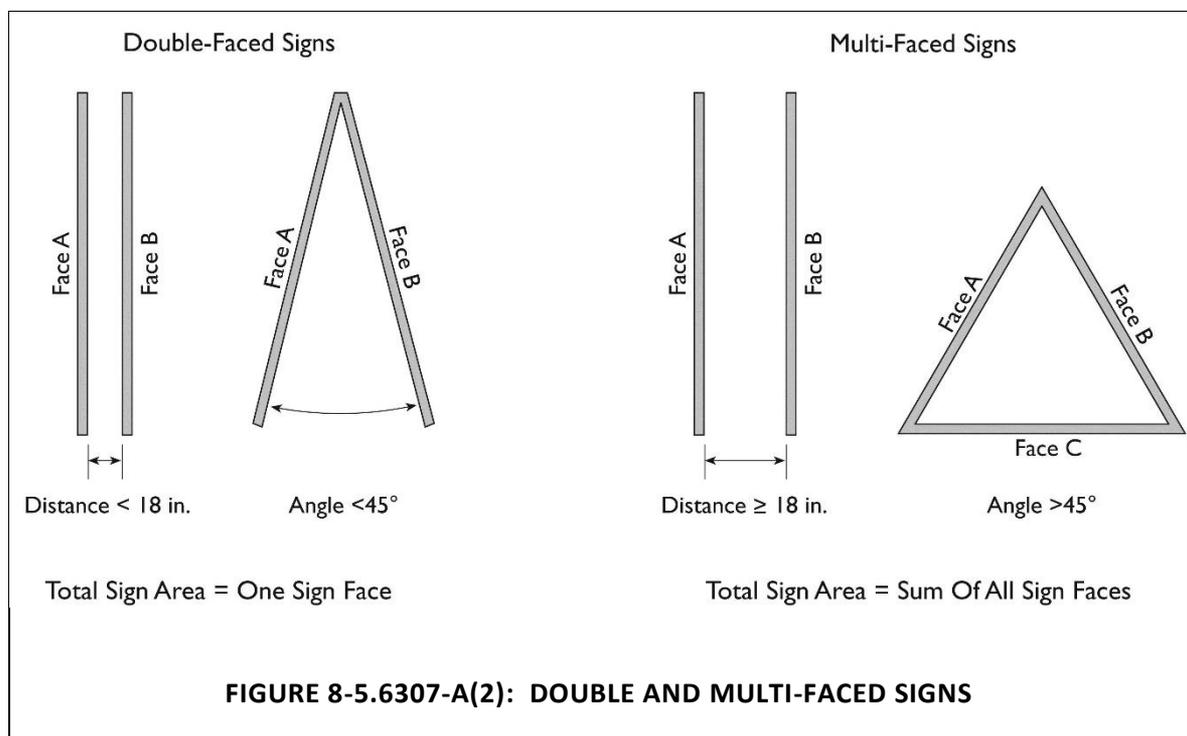


FIGURE 8-5.6307-A(1): MEASURING SIGN AREA

- B. **Double-Faced Signs.** Where two faces of a double-faced sign are parallel, or less than an interior angle of 45 degrees from one another, the sign area shall be computed as the area of one face. Where the two faces are not equal in size, the larger sign face shall be used. Where two faces of a double-faced sign are located equal to or more than 45 degrees from one another, both sign faces shall be counted toward sign area.
- C. **Multi-Faced Signs.** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) shall be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.



- D. **Three-Dimensional Signs.** Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area of the sum of all areas using the two vertical sides of the smallest cube that will encompass the sign.

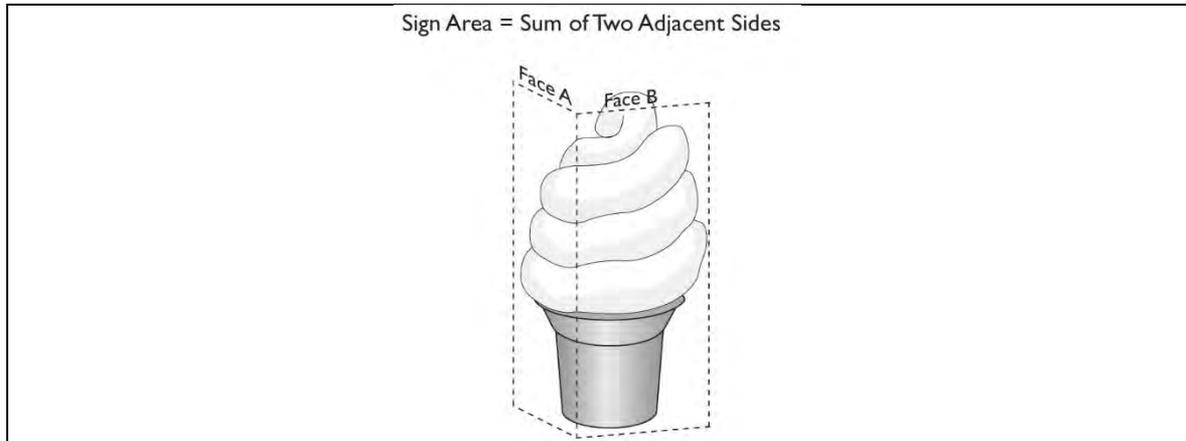


FIGURE 8-5.6307-A(3): THREE DIMENSIONAL SIGNS

- E. **Measuring Sign Height.** The height of a sign is the vertical distance measured from the finish grade directly beneath the sign to the highest point at the top of the sign.
- F. **Measuring Sign Clearance.** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.
- G. **Measuring Building Frontage.** Building frontage is the building facade that directly abuts a public street, private street, parking lot driveway, or parking spaces. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

Sec. 8-5.6308. General Standards.

- A. **Visibility Triangles.** No sign, permanent or temporary, flag, flagpole, etc. may be erected within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- B. **Residential and Non-Residential Interface.** Signs in Commercial and Industrial Zone Districts shall be set back a minimum distance of 45 feet from a Residential Zone District.
- C. **Materials and Mounting Required.**
 - a. **Materials.** Signs shall be made of sturdy, durable materials. Paper, plastic, cardboard, and other materials subject to rapid deterioration may only be used for temporary signs.
 - b. **Mounting Required.** All permanent signs shall be firmly anchored, shall comply with all requirements for public safety, and shall satisfy all applicable safety codes and all other applicable governmental enactments, rules, regulations, or policies.

- D. **Changeable Copy.** Non-electronic changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses which are allowed up to 75 percent of the maximum sign area to be changeable copy: public facilities uses, indoor theaters, and fuel price signs.
- E. **Illumination.** The illumination of signs shall be designed, installed, and maintained to avoid negative impacts on surrounding right-of-ways and properties. The following standards shall apply to all illuminated signs:
- a. *Shielding Required.* To the extent feasible, and at the discretion of the Review Authority, light sources shall be concealed or shielded to prevent or minimize light spillage, glare, momentary blindness, or other annoyance, disability, or discomfort to persons within the view of such light sources.
 - b. *Colored Lights.* Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- F. **Light Sources Adjacent to Residential Areas.** Signs that are adjacent to Residential Areas that in the opinion of the Review Authority (i.e., Development Services Director, Planning Commission, or City Council) shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- G. **Concealed Electrical Systems.** External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed. A switch disconnecting each circuit shall be placed in plain sight and near the inspection opening.

Sec. 8-5.6309. Permitted sign types by Zone District

Additional regulations are denoted in the right hand column. Numbers indicated in parenthesis () are references to notes at the bottom of the table. Square feet is represented as sf, while feet or foot is ft.

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 per site.	32 sf	6 ft	5 ft from all property lines.	Yes, external, backlit, or halo.	For public, quasi- public uses, religious institutions located on State Routes 20 and 99, an Electronic Message Board copy sign is permitted provided it occupies no more than 50% of total sign area Refer to Sec. Sec. 8-5.6312. (1)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right- of-way.	(2)	
Directory Signs	1 per building complex.	8 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right- of- way.	(2)	
Wall Signs	1 sign per street frontage.	32 sf	Not to exceed the eaves of the building which it is affixed.	Attached to building below eaves.	Yes, external, backlit, or halo.	For public, quasi- public, churches and similar uses a changeable copy sign is permitted provided it occupies no more than 50% of total sign area.
Changeable Copy Signs	1 attached to a wall or monument sign.	50% or less of total permitted sign area to which it is attached.			Yes, externally or internally.	Limited to the activities and events to be offered by the use and public, quasi-public, religious institutions and similar uses. A changeable copy sign is

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
						permitted provided it occupies no more than 50% of total sign area.

- (1) Requires a Use Permit.
- (2) Yes, between the hours of 6 a.m. and 10 p.m. or during normal business hours, whichever is more restrictive. Lighting shall be limited to external, halo, or backlit.

Table 8-5.6309(B): Commercial Zone Districts (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>	
Monument Signs (1-4 businesses)	1 sign per each 300 ft of lineal street frontage.		C-0, C-1: 40 sf	C-0, C-1, C-M: 6 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)	
			C-M: 48 sf					
			C-2, C-3: 64 sf	C-2, C-3: 10 ft.				
Monument Signs (5 or more)	1 sign per each 300 ft of lineal street frontage.		1- 50k	80 sf	12.5 ft	5 ft from all property lines.	Yes, externally or internally.	(1) (2) (3)
			50,001 - 100k	96 sf	15 ft			
			100,001 - 150k	112 sf	17.5-ft			
			150,001k+	128 sf	20 ft			
Directional Signs	1 for one-way, 2 for two-way driveways.		4 sf	3 ft	Outside of the public right-of-way and building setbacks.	Yes, external, backlit, or halo lit		
Tenant/Occupancy Signs	1 per building frontage.		12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, external, backlit, or halo lit.		
Wall Signs			C-0, C-1: 1 sf. for each 1 lineal ft. of building frontage	Not to exceed the building eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4) (5)	
			C-2, C-3, C-M: 1 1/2 sf for each 1 lineal ft of building frontage.					
Projecting Wall Signs	Not to exceed combined total square footage allowed for wall signs.		Not to exceed combined total square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be a minimum of 8 feet above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo.	(6)	
Blade/Valance	1 per building frontage.		6 sf		The sign must be perpendicular to the building face and no less	No.	(6)	

					than 8 ft above the average grade.		
Suspended Signs	1 double-faced sign per business entrance.		6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C						(7)
A-frame Signs	Refer to Sec. 8-5.6314						(6) (8)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the Use Permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) For an Electronic Message Boards, refer to Sec. 8-5.6312.
- (3) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be backlit, external or halo.
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) New cabinet or can signs shall not exceed 20 percent of the total area of the proposed sign(s).
- (6) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.
- (7) Signs must be uniform in color, design and materials for all tenants identified within the center
- (8) For regulations pertaining to the Civic Center Specific Plan, refer to the Plan.

Table 8-5.6309(B): Industrial Zone Districts (M-1, M-2)						
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Height</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 sign per each 300 ft of lineal street frontage.	48 sf	6 ft	5 ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally.	(1) (2) (3)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sf	3 ft	Outside of the public right-of- way.	Yes, during the business hours only.	
Directory Signs	1 per building frontage.	12 sf	6 ft	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, during the business hours only.	
Off-site Advertising Signs	Only with an approved Use Permit. Number based on Locational Requirements.	300 sf	30 ft	Minimum distance of 1,000 ft from another off-site sign on same side of street and 500 ft apart if located on opposite sides of the street.	No internally illuminated signs. May be externally illuminated, with no moving parts.	
Wall Signs		1 sf for each 1 lineal foot ft of building frontage.	Not to exceed the eaves of the building to which it is affixed.	Attached to building below eaves.	Yes, externally or internally.	(3) (4)
Projecting Wall Signs		Not to exceed total combined square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Lowest portion of the sign must be minimum of 8 ft above the average grade. May not project more than 4 ft from the wall to which it is attached.	Yes, external, backlit, or halo lit	(5)
Suspended Signs	1 double- faced sign per business entrance.	6 sf	Must be located under a covered walkway and perpendicular to the walkway.	Lowest portion of the sign must be a minimum of 8 ft above the average grade.	No.	(5)
Awning/ Canopy Signs	Refer to Sec. 8-5.6311-C					(5)
A-frame Signs	Refer to Sec. 8-5.6314					(5)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the use permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be external lit, backlit, or halo lit.
- (3) For an Electronic Message Board, refer to Sec. 8-5.6312
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.

Sec. 8-5.6310. Specific Plan, Master Plan, or Planned Development Areas.

Any new sign or enlargement to an existing sign on property located within a Specific Plan, or Master Plan area or a planned development district shall comply with the more specific standards.

Sec. 8-5.6311. Standards for Specific Sign Types.

This section establishes location and other general standards for specific sign types that apply to all areas where such signs are permitted.

A. Wall Signs. Wall signs are subject to the following standards:

- a. *Projection Allowed.* Wall signs shall not extend more than 12 inches beyond the face of the wall to which they are attached.
- b. *Placement.* No wall sign may cover, wholly or partially, any wall opening. Wall signs shall not occupy more than 80 percent of any architectural element that they occupy (frieze, pilaster, etc.).
- c. *Orientation.* Signs shall be oriented towards a public street, a private street, or parking lot designated to serve patrons of said establishment.

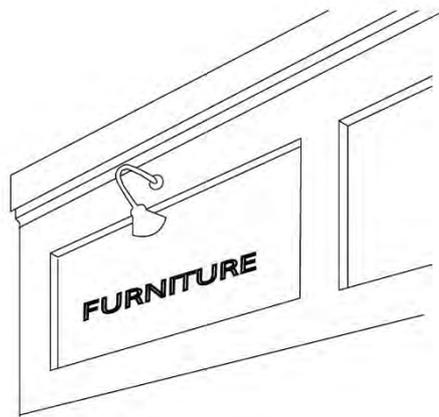


FIGURE 8-5.6311-A(1): WALL SIGN

B. Monument Signs. Monument signs are subject to the following standards:

- a. *Base.* Signs shall have a solid architectural base constructed of a permanent material, such as concrete block, stone, or brick. The base of the Monument Sign shall be a minimum width of 75 percent of the sign and a minimum 12 inches in height from the top of the finished grade.

- b. *Depth.* A monument sign shall have a depth of at least 12 inches between the two faces.
- c. *Design.*
 - i. Architectural elements such as columns, pilasters, cornices, trellises, and similar details shall provide design interest and frame the sign.
 - ii. Signs shall be constructed of materials and colors related to the principal building.
 - iii. Monument Signs shall have an encasing constructed of brick, stone, synthetic material, or masonry. An aluminum and/or sheetmetal encasing is not an acceptable material.
 - iv. Embellishment, either structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development may be included. Embellishment shall not include letters, numerals, figures, emblems, logos, color bands, or other features conveying a commercial advertising message.
 - v. Synthetic material shall adequately simulate the appearance of the natural material it imitates, demonstrates the ability to age similar to natural material, and should have the ability to withstand being pressure washed.
- d. *Landscaping.* Signs shall provide a minimum landscape area of five feet measured in all directions.

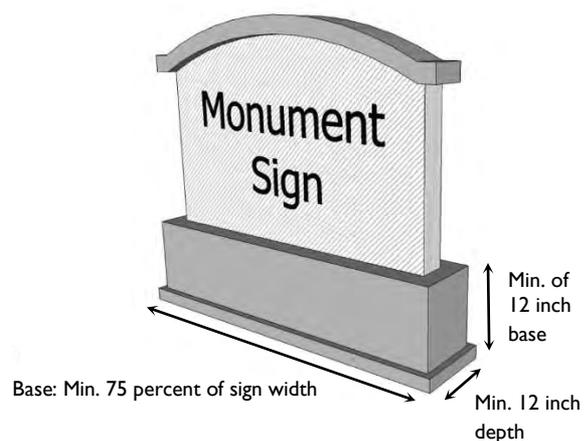
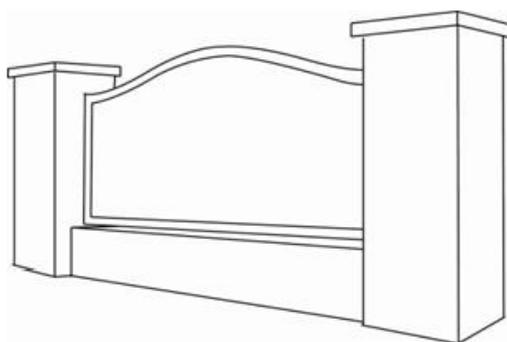


FIGURE 8-5.6311-B(1): MONUMENT SIGNS

- C. **Awning Signs.** Signs painted on awnings, canopies, arcades, or similar features or structures are subject to the following standards:
- a. *Location.* Awnings shall be located on the ground floor of buildings.
 - b. *Maximum Sign area per Sign.* 10 square feet or 25 percent of the surface area of the awning, whichever is less.
 - c. *Minimum Sign Clearance.* Eight feet from finished grade.
 - d. Signs or awnings which they are placed may not be plastic, transparent, or translucent, and may not be backlit from inside the awning.

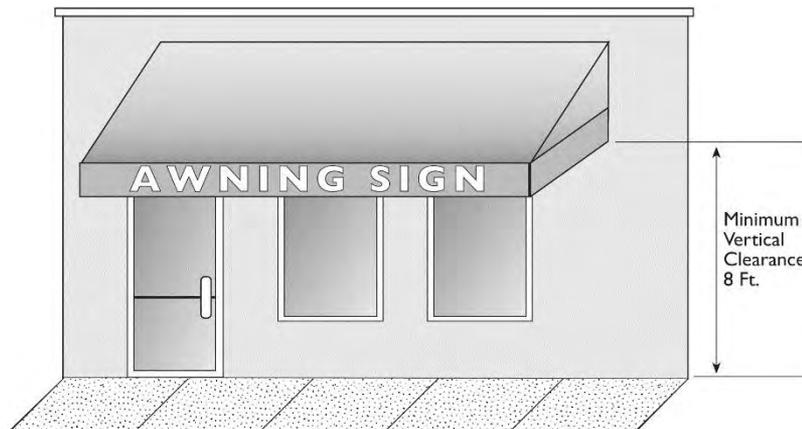


FIGURE 8-5.6311-C(1): AWNING SIGN

- D. **Projecting Signs.** Signs projecting from buildings are allowed, subject to the following additional standards:
- a. *Maximum Number:* One per tenant space.
 - b. *Maximum Sign Area Per Sign:* 12 square feet.
 - c. *Height Limit:* 12 feet.
 - d. *Minimum Sign Clearance:* Eight feet from finished grade.
 - e. *Projection Allowed.* A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.

- f. *Illumination*: No internal illumination is permitted.

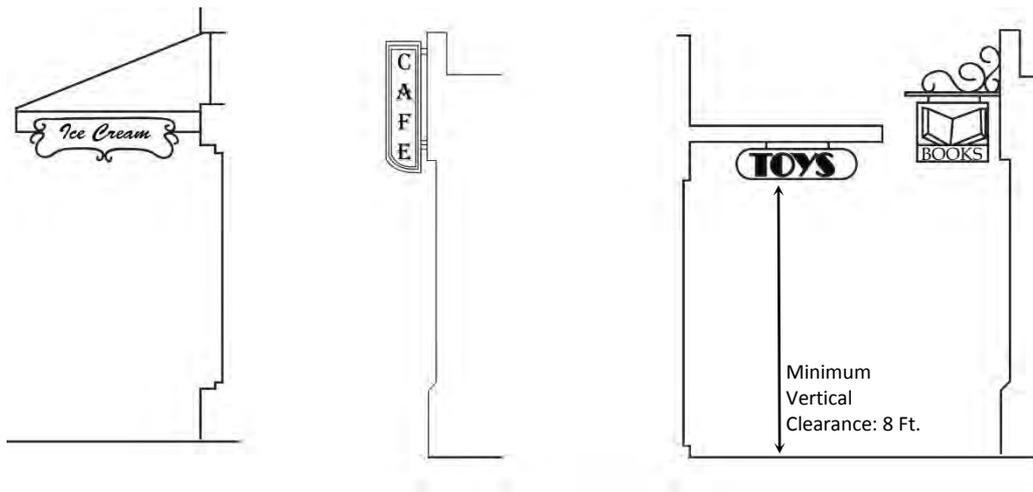


FIGURE 8-5.6311-D(1):: PROJECTING SIGNS

Sec. 8-5.6312. Electronic Message Board Signs.

Any Electronic Message Board signage to be used must be high-quality resolution and shall comply with the following design standards:

- A. A Use Permit shall be required for Electronic Message Board Signs. A Use Permit shall not be required for static Fuel Price signs.
- B. Signs may be allowed for use in the project's Monument Signage.
- C. Signs are permitted only on parcels or unified developments of at least five acres in area and a minimum frontage of at least 300 feet along State Route 99 or State Route 20 (Colusa Highway).
- D. All non-conforming signs shall be made to conform to the strict requirements of this Sign Ordinance. Should a nonconforming monument, freestanding, and/or pole signs exist on the property, or in the case of a unified shopping center, all the parcels, all signs shall be brought into compliance with the strict application of this article as part of the Use Permit process.
- E. Electronic Message Boards may only advertise establishments and/or products available on-site.

- F. Electronic Message Boards shall be available for emergencies, such as distressed conditions (e.g., flood, natural disaster, etc.), law enforcement emergencies (e.g., Amber Alert), or issues of Statewide concern (e.g. drought conditions) at the request of the City. Time allocated for City requested messages shall not exceed 15 percent, unless determined to be an emergency by the City.
- G. All electronic signage shall display static images only.
- H. Message Duration. Signs may only change their static images once every 10 seconds.
- I. Transitions from one static image to the next shall appear instantaneous without the use of animation, swipes, flashing, or frame effects.
- J. Such signs shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- K. Signs shall be constructed of high quality pixel pitch resolution.
- L. Signs shall be full color digital displays. No monochrome displays.
- M. Signs shall be comprised of high definition, light emitting diodes (LED).
- N. Signs shall not be illuminated between 10 pm and sunrise when located within 150 feet of a Residential Zone District.
- O. Electronic Message Boards signs shall not exceed a brightness level of 0.3 foot candles above ambient light.
- P. The owner of any illuminated sign shall arrange for a certification by an independent contractor showing compliance with brightness standards at the request of the City. The results of the inspection shall be provided within 14 days of the request by the City.
- Q. Default Display. In the case of malfunction, digitally-illuminated signs shall contain a default design to freeze the sign message in one position.
- R. Each automatic changeable copy sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than 50 percent of the sign face
- S. New electronic monument signs shall be located in an enhanced landscape planter within the project boundaries. The enhanced landscape planter shall be a minimum area of two times the size of the sign copy.
- T. Signs located on a project site with four or less businesses, no more than one-half (1/2) of the Monument Sign shall be designed with electronic messaging.

- U. Signs located on project sites with more than five businesses, no more than one-third (1/3) of the Monument Sign shall be designed with electronic messaging.

Sec. 8-5.6313. Signage Allowances for Specific Uses.

This section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District, if any.

- A. **Drive-thru menu Display Boards.** A maximum of 2 menu boards, not exceeding 20 square feet in area apiece, with a maximum height of six feet are permitted per drive-through. Should a facility have two drive-throughs, each drive-through may have two menu boards. All outdoor speakers shall be directed away from a Residential Zone District.
- B. **Service Stations.**
 - a. Monument signs may provide electronic fuel prices. A freestanding and/or monument sign that is to be converted to an electronic fuel price sign shall comply with the size requirements and setbacks required by the Sign Ordinance.
 - b. Fuel prices shall be static and shall not be blinking, flashing, continuously changing colors, etc.
 - c. Only one electronic fuel price sign is permitted per site.
 - d. Electronic numbers shall not exceed 24 inches in height.

Sec. 8-5.6314. Temporary Signs.

- A. **A-frame signs.**

A-frame signs shall comply with the standards below. A permit is not required.

- a. *Quantity.* A maximum of one A-frame sign per business is allowed.
- b. *Locations.*
 - i. *Private Property.* May be on privately owned commercial property landscape setbacks.
 - ii. *Public Property.* Where there is no private property available because the storefront of the business is directly adjacent to the public right-of-way, a business may place an A-frame sign on the sidewalk, directly in front of the subject business with the approval of an encroachment permit from the City.

- iii. If located on a pedestrian path four foot wide travel path shall be maintained for through pedestrian traffic.
 - iv. A-frame signs shall not be located less than 18 inches from a curb.
 - v. A-frame signs shall not be located in front of another commercial establishment.
 - vi. A-frame signs shall not be located more than 50 feet from the establishment for which it is advertising.
 - vii. May only be displayed during the normal business hours of the business it is advertising.
 - viii. It is the business owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- c. *Lighting.* A-frame signs shall not be illuminated except by ambient sources.
- d. *Design:*
- i. A-frame signs shall have no more than two sides.
 - ii. The height of an A-frame signs shall be no less than 18 inches and no more than 36 inches.
 - iii. The width of an A-frame signs shall be no less than 18 inches and no more than 24 inches.
 - iv. Signs shall be professionally manufactured.
 - v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs. Chalkboard signs are permitted.
 - vi. Common rough-cut plywood is not permitted. All interior parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
 - vii. Paper signs, wind-activated items (such as balloons, windsocks, and pinwheels), and non-rigid changeable areas may not be attached to a sign.

- viii. **Stabilization.** Signs shall be able to withstand wind gusts or be removed during inclement weather.
 - ix. Creative shapes that reflect the theme of the businesses are encouraged.
- B. Window Signs.** Permanent or temporary signs that are painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area. Window signs do not include window coverings, such as films, so long as the film does not provide advertising.
- C. Special Event Signs.** Temporary flags, banners, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Sign Permit and/or Zone Clearance approval for establishments within Non-Residential Zone Districts, subject to the following standards. Signs of this type do not count towards total maximum sign area.
- a. *Maximum Number.* A maximum of one type of sign is allowed per street frontage, plus two flags per street frontage.
 - b. *Maximum Height.* If a banner is on a freestanding pole, the pole height shall not exceed 10 feet; signs affixed to the building shall not be located above the roofline. Flags shall not exceed 10 feet in height.
 - c. *Maximum Size.* The maximum total sign area is 60 square feet.
 - d. *Balloon Sign/Air-inflated Signs.* Air-inflated signs shall have a minimum separation of one-half mile from other air-inflated signs and may not be within 100 feet from a Residential Zoning District. Air inflated signs shall not exceed 20 feet in height measured from the top of the finished grade to the top of the sign.
 - e. *Duration.* No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another Special Event Sign. Signs shall not be displayed for more than 90 total days during a calendar year.
 - f. *Removal.* Signs shall be removed within 12 hours of completion of the event.
- D. Seasonal Displays.** For Commercial Zone Districts seasonal displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a unified shopping center, provided the following can be met:
- a. The display does not advertise a company; product or special event associated with an individual business.

- b. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs.
 - c. Individual decorative features shall not exceed 12 square feet per light posts.
 - d. There shall be a minimum clearance of eight feet from the floor to the bottom of a decorative feature attached to a light posts.
 - e. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Development Services Director.
- E. **Contractor Signs.** Contractor signs advertising materials, appliances, and buildings trades shall comply with the following:
- a. Signs shall not to exceed 80 square feet per street frontage
 - b. Signs shall not to exceed 10 feet in height
 - c. *Duration.* Signs may be installed for the duration of an active building permit. Signs shall be removed within five days of a Certificate of Occupancy.
- F. **Temporary Subdivision Signs.** On-Site temporary real estate signs advertising real property which has been subdivided for purposes of sale shall be subject to the following conditions:
- a. A Zone Clearance is required.
 - b. *Location Criteria.* May not be located within 2,500 feet of another subdivision sign except in the case of signs on different corners of an intersection.
 - c. Signs may only advertise subdivisions located within the City limits and/or within the City's Sphere of Influence and which have applied for annexation to the City.
 - d. *Maximum Number.* Two per subdivision, plus 1 additional sign for every 20 acres over 40 acres in area. Signs shall be on-site.
 - e. *Maximum Sign Area per Sign.* 48 square feet for sites less than 20 acres in area; 72 square feet for sites 20 acres or greater in area.
 - f. *Height Limit.* 10 feet.
 - g. *Duration.* The sign shall remain only as long as a portion of the property advertised for sale remains unsold, or for a period of two years, whichever period is shorter. The two year period shall begin on a date determined by the Director. The Director may extend this period.
 - h. *Illumination.* Signs shall not be illuminated except by ambient sources.

i. *Design.*

- i. The City name and logo shall be displayed prominently on the sign.
- ii. Signs shall be professionally manufactured.
- iii. Signs shall have no more than two sides.
- iv. Sign must be designed as an architecturally-enhanced structure that shall include features such as a decorative cap and cornice detail, stone-clad or masonry clad columns, stone-clad or masonry clad foundation, carved/sculptured wood construction, or other similar architectural features as determined to be appropriate by the Development Services Department.
- v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs.
- vi. Nonstructural trim. Nonstructural trim shall be incorporated into signs. Surfaces may be of wood, metal, approved plastics, or any combination thereof, treated or painted to resist oxidation, decay or dry rot.
- vii. Common rough-cut plywood is not permitted. All parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
- viii. Stabilization. Signs shall be able to withstand wind gusts or be removed during inclement weather.
- j. There shall be no additions, tag signs, streamers, balloons, flags, devices, display boards, or appurtenances, added to the sign.
- k. *Maintenance.* It is the owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- l. Signs shall not be a visibility hazard to traffic on adjacent streets or parking areas.

G. **Temporary Subdivision Flags.** Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall comply with the following:

- a. Two flags per model home and 4 flags at the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 20 feet.

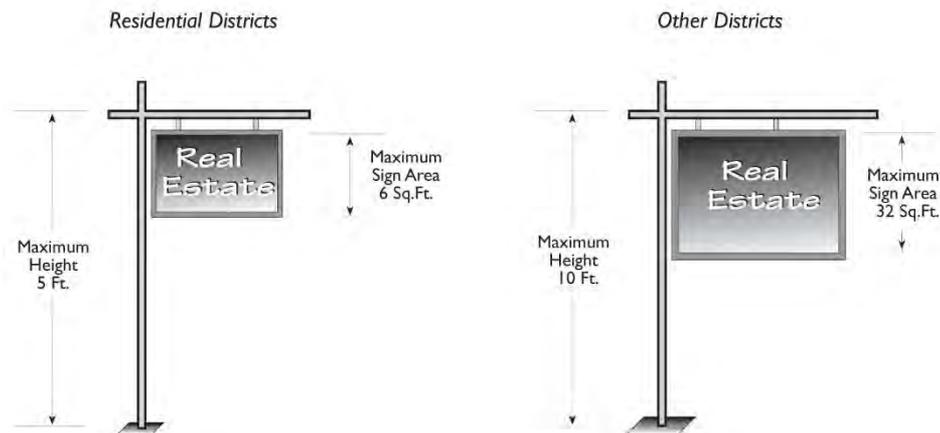
- b. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.

H. **Real Estate Signs.** Real estate signs are subject to the regulations below. A permit is not required. Real estate signs advertising real property for sale after being subdivided shall not be subject to this subsection, but shall be subject to subsection G (Temporary Subdivision Signs) above.

- a. **On-Site Real Estate Signs.** On-premises signs conveying information about the sale, rental, or lease of the lot, premises, dwelling, or structure on which they are located, provided that they comply with the following standards:

- i. No more than one real estate sign per lot in a Residential Zone District, or one real estate sign per street frontage per lot in non-residential districts, is displayed at any one time;

- ii. Height and Area:



- iii. Wall signs shall not be higher than 7 feet above grade in a Residential Zone District or 15 feet in Non-Residential District. Freestanding signs shall not exceed six feet in height in residential districts or eight feet in height in non-residential districts.

- iv. The sign or signs are not illuminated; and

- v. The sign or signs shall be removed within 15 days after the sale, lease, or rental of the property has been completed.

- b. **Directional Signs for Open Houses.** Up to three off-site signs directing the public to "open house" events for the viewing of lots, premises, dwellings, or structures that are for sale, lease, or rent, are permitted on public or private land, provided that they comply with the following standards:

- vi. No sign or signs shall exceed 6 square feet in area, or 3 feet in height from finished grade.
 - vii. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
 - viii. Signs shall not inhibit circulation nor be within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- I. Political/Campaign Signs.** Shall comply with the standards below. Signs are not required to obtain a permit.
- a. Size. Signs shall not exceed 32 square feet.
 - b. Height. Signs shall not exceed 10 feet in height.
 - c. Time Limits. Signs shall not be erected or displayed earlier than 90 days before or 7 days after an election as determined by the County election office.
 - d. Signs shall not obstruct. Signs shall be instructed in such a manner that they will, or reasonably may be expected to, interfere with, obstruct, confuse, or mislead the pedestrians, cyclist, or motorist.

Sec. 8-5.6315. Flags.

Free standing flagpoles may be installed in accordance with the standards below and subject to a Zone Clearance per Sect. 8-5.7002.

- A. Location.**
- a. Flags in Residential Zone Districts shall be set back a minimum of 15 feet from all property lines.
 - b. Flags in Commercial and Industrial Zones Districts shall be set back a minimum of one foot for each foot in height from a Residential Zone District.
- B. Maximum Flagpole Height.** The pole height shall not exceed 25 feet.
- C. Maximum Size.** 24 square feet in Residential Zone Districts, 32 square feet in all other zone districts.
- D. Decorative Flags.** Flags may be for non-commercial purposes. Permitted flags include, but are not limited to, countries, counties, cities, branches of the military, or decorative flags that do not contain a commercial message.

E. Residential Zones.

- a. *Developed with residential uses:* 1 flagpole
- b. *Residential Zones developed with nonresidential uses:* 2 flagpoles

F. Commercial and Industrial Zones. 2 flagpoles

G. Additional Flagpoles. The Planning Commission may approve up to four flagpoles subject to approval of a Use Permit pursuant to Sec. 8-5.7003 in Non-Residential Districts.

H. Temporary Flags. For Temporary Flags refer to Sec. 8-5.6314(C), and for Temporary Subdivision Flags refer to Sec. 8-5.6314(F).

Sec. 8-5.6316. Master Sign Program.

A. Projects Requiring a Master Sign Program. A Master Sign Program is required for the following types of projects:

- a. *Nonresidential or Mixed Use Projects.* All new non-residential or mixed use projects of five or more separate tenants.
- b. *Multiple Signs.* Proposals for five or more signs on the same building or site with one or two tenants, such as parking areas.
- c. *Shopping Centers.* Any unified shopping center or shopping center that shares common areas.
- d. Signs with an Electronic Message Board.

B. Required Submittals. An application of approval of a Master Sign Program shall contain the following information:

- a. A site plan showing the location of buildings, parking lots, driveways and landscaped areas;
- b. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;
- c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;
- d. Lighting and sign construction materials; and
- e. Sign dimensions (if tenants are not known, generic dimensions may be presented).

Sec. 8-5.6317. Nonconforming Signs.

Refer to Sec. 8-5.7306 for Nonconforming Signs.

Sec. 8-5.6318. Sign Removal.

Demolition or Clearance of the Site. Should a site be cleared, signs, including poles, foundations, etc., shall be removed. This includes sites that are cleared for redevelopment.

Sec. 8-5.6319. Sign Maintenance.

All signs and associated supporting structures shall be maintained in good condition, without rips, tears, and similar damage.

- A. **Deteriorated Signs.** Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, or in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- B. **Graffiti.** Graffiti on a sign shall be removed within 48 hours of notice of its placement on such sign.
- C. **Maintenance Standards.** All parts, portions, units, and materials composing a sign, together with the frame, background, surface, support, or enclosure shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons, or property or constitute a nuisance.
- D. **Summary Removal of Hazards.** Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, it may be removed by City personnel, or have its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.
- E. **Repair or Removal.** Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Development Services Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated.



Attachment 3. Draft Yuba City Sign Regulations (with track changes)

Note to reader: Underlined text identifies proposed text while a ~~strickthrough~~ identifies existing text that is proposed to be deleted. Red font reflects changes from the Feb. 23, 2016 Planning Commission meeting to the March 23, 2016 meeting. Green font reflects changes from the March 23, 2016 meeting to the April 13, 2016.

Article 63. Signs

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Sec. 8-5.6301. Purpose.

The purpose of this article is to regulate signs as an information system that expresses the character and environment of Yuba City and implements the General Plan, consistent with State and federal law. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to:

- A. Provide adequate opportunity for the exercise of the ~~right of~~ free speech ~~right~~ by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
- B. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
- C. Preserve and enhance the visual attractiveness of the City, for residents, businesses and visitors;
- D. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
- E. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians and drivers; and
- F. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on or near the same premises, rather than functioning as general advertising for hire. ~~;~~ and
- G. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

~~Sec. 8-5.63021. Applicability.~~

Sec. 8-5.6302. Applicability.

This article regulates all signs on public and private property, except where expressly stated otherwise. No sign shall be erected or maintained anywhere in the City except in conformity with this article. ~~No sign(s) shall be erected or maintained in any land use district established by this chapter, except those sign(s) specifically described in this chapter. The number and area of signs as outlined in this chapter are intended to be maximum standards. In addition to the specified standards, consideration shall be given to a sign's relationship to the overall appearance of the subject property.~~

~~Sec. 8-5.6303. Sign Maintenance.~~

~~Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Planning Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated~~

Sec. 8-5.6303. Design Principles.

- A. **Architectural Compatibility.** A sign (including its supporting structure, if any) should be designed as an integral design element of a building's architecture and **be** architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and disrupts parts of upper floors of buildings is detrimental to visual order and is not permitted.
- B. **Consistency with Area Character.** The size, materials, colors, graphic style, illumination, and other features of the sign shall be in keeping with the visual character of the street or area in which it is proposed. Proposed new signs should reflect the highest quality of design possible for a given area.
- C. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the anticipated distance and travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night hours.
- D. **Readability.** To ensure that signs perform their essential communicative function appropriately, characteristics such as the proportion between different parts of the sign, visibility from important vantage points, and other design features will be considered. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign. Excessive use of large areas of several colors can create competition for the eye and significantly reduce readability.
- E. **Finish.** Signs must have finished edges with a clean, smooth, consistent surface. Lettering on the sign is to be of complementary size, proportion and font and either carved, routed, painted or applied.
- F. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings.

~~Sec. 8-5.6304. Measuring Sign Area.~~

Sign area includes the entire face of the sign, including the surface and any framing, but not including the support structure. Individual letters on a building shall be measured by the area enclosed by a continuous line outlining the perimeter of the words, emblems and logos. For ~~double faced signs~~ with less than 18 inches between faces, only one side shall be counted as the total area.

Sec. 8-5.63042. Permits Required. Review Process.

~~With the exception of exempt signs, listed in Section 8-5.6306 of this article, no new, altered or changed sign shall be installed or utilized without prior approval and issuance of a zoning clearance (Sec. 8-5.7002), which may be conditionally approved, by the Planning Director. Minor repair of all or part of an existing sign so as to duplicate the appearance and location of the original sign shall not require such prior review and approval.~~

Sec. 8-5.6304. Permits Required.

~~With the exception of exempt signs as listed in Section 8-5.6305, P~~ermits shall be required as follows, unless otherwise stated.

- A. **Zone Clearance Required.** ~~Subject to Section 8-5.7002, Zone Clearance, which may be conditionally approved,~~ the Development Services Department will review applications for building permits for signs and determine if the proposed signs are consistent with the requirements contained in this article. ~~All signs, temporary or permanent, and flags per this article, shall require a Zone Clearance, unless specifically exempted.~~
- B. **Master Sign Program (MSP).** A Master Sign Program is required for signage proposals as specified in Sec. 8-5.6316, ~~Master Sign Program (MSP).~~
- C. **Building Permit Required.** No person shall erect, alter, repair, or relocate any sign without first obtaining any required building permit from the City for such work ~~from the City~~. No permit shall be issued until the City determines that such work is in accordance with the building or electrical codes of the City. Except as otherwise provided, permits required by this article will be issued pursuant to the same terms and according to the same fee schedule as all other building permits.
- D. **Encroachment Permit.** Signs that project over a public street, ~~or sidewalk, or other City owned property or easement~~ shall be subject to an Encroachment Permit approval by the Public Works Department. ~~pursuant to the provisions of Chapter TBD of the Municipal Code.~~

Sec. 8-5.6305. Exempt Signs.

The following signs are exempt from ~~Planning~~ the permit requirements of this article and do not count toward the total sign area limit for a site, provided that they conform to applicable standards. ~~Building permits may be required.~~

- A. **Address Signs and Name Plates.** Each residence and establishment may post one address sign and one name plate, ~~not to exceed four square feet,~~ ~~with display faces per Sec. TBD, Street Names & Addressing.~~
- B. **Barber Poles.** Barber poles less than ~~48~~ **30** inches in height.
- C. **City Property/Bus Stop Signs.** Signs placed by the City or the transit authority on property or public right-of-way held by the City.
- D. **Civic signs.** Memorial signs and plaques installed by a civic organization. ~~Said signs shall first be recognized~~ **approved** by the City Council.
- E. **Commemorative signs.** A sign, tablet, or plaque memorializing a person, event, structure, or site. ~~Said sign shall be approved by the City Council.~~
- F. **Decorative Holiday Decorations and Lights.** Provided that such displays are removed within ~~45~~ **60** days of their installation.
- G. **Equipment Signs.** Signs incorporated into permitted displays, machinery, or equipment by a manufacturer, distributor, or vendor and identifying or advertising only the product or service dispensed by the machine or equipment, such as signs customarily fixed to automated teller machines (ATMs) and gasoline pumps.
- H. **Fence Signs-signs.** Signs attached or painted on fences or freestanding walls that are not ~~associated with part of a building~~ **may be permitted when located for noncommercial purposes and for advertising community events, such as youth sports and events, school functions, or events organized by a government entity.** Signs shall not exceed 48 square feet, and may be installed 30 days prior to the event it is promoting. Sign shall be removed within 48 hours after the event. Signs promoting a single event shall be spaced a minimum of 600 feet. ~~Signs shall only promote events occurring within the City's Sphere of Influence.~~
- I. **Garage Sales/Yard Sales.** Limited to 2 such signs, having a maximum of 5 square feet **each** and not to exceed 6 feet high, located on private property with the property owner's permission. Signs may not be erected prior than 24 hours to the event and shall be removed no later than 24 hours of the conclusion of the sale.
- J. **Gateway Signs.** Signs erected by the City or in partnership with the City, contents of which ~~are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.~~
- K. **Interior Graphics or Signage.** Visual communicative devices that are located entirely within a building or other ~~enclosed~~ structure and are not visible from the exterior thereof, or located on the inside of a building and at least three feet from the window, **door, and/or opening.**

- L. **Memorial Signs.** Memorial signs or tablets, names of buildings or date of building erection, when cut into any masonry surface or when on a bronze plaque, or other durable material as approved by the Director.
- M. **Missing Person/Lost Pet.** Signs seeking assistance locating a missing person or pet are exempt, so long as they remain in good condition, free of tears. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- N. **Official Government Notices.** Official and legal notices used by any court, public body, person, or officer in the performance of a public duty; any legal or official notices posted by a utility or other quasi-public agency; temporary or permanent signs erected and maintained by or required by the City, State, or federal government, or government transportation or transit agencies, for the purpose of providing official governmental information to the general public, including, but not limited to: traffic direction, city entrance, or for designation of direction to any school, hospital, historical site, or public service, property, or facility; public hearing or meeting notices; seismic warning signs; or other signs required or authorized by law.
- O. **Open/Closed Signs.** Open/Closed signs are permitted in Commercial and Industrial Districts. Signs shall not exceed six square feet. Such signs shall not be placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- P. **Operational Window Signs.** Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a. Limitations on Placement. Operational window signs shall not be mounted or placed on windows higher than the second story.
 - b. Maximum Area. The maximum area of exempt window signage shall not exceed three square feet in area.
- Q. **Public Carrier Graphics.** Graphic images mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the eCity.
- R. **Traffic signs.** Traffic, directional, warning, or informational signs required or authorized by a governmental agency.

~~Sec. 8-5.63065. Prohibited Signs.~~

The following signs are expressly prohibited:

~~A. A-frames~~

~~B. Banners~~ No canvas sign, banner, pennant, streamer, bunting, wind sign, balloon or flag shall be permitted except as permitted in Section 8-5.6308 of this article.

~~C. **Flashing signs**—No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs and Christmas lights for duration not to exceed 60 days during the holiday season.~~

~~D. **Signs on City property**—No sign located on City property or within the right of way of any City street without the expressed permission of the City.~~

~~E. **Signs that move or show movement**—No moving (except date, time and temperature signs, Christmas decorations not to exceed 60 days duration) shall be permitted.~~

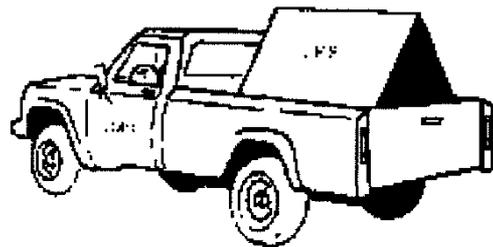
~~F. **Noise or smoke**—No signs or device which emits audible sound, odor or visible matter shall be permitted.~~

~~G. **Posters**—The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right of way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited.~~

~~H. **Roof signs.**~~

~~I. **Traffic hazard**—No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or at any location where by reason of its position, intensity of light, shape or color, it may interfere with or be confused with any authorized traffic sign, signal, or device or which makes use of a work symbol, phrase, shape or color in such a manner as to interfere with, mislead, or confuse traffic.~~

~~J. **Vehicle signs**—Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.~~



~~K. **Building signs**—A building sign that exceeds the height of the eave line of the building wall to which it is attached.~~

~~L. **Freestanding signs.**~~

Sec. 8-5.6306. Prohibited Signs

Unless expressly allowed by another subsection of this article or other applicable law, the following sign types, locations, and materials are prohibited:

- A. **Animated Signs/Moving Signs.** Animated, flashing, blinking, reflecting, revolving, or other similar signs, or signs with visibly moving or rotating parts or visible mechanical movement of any kind, rolling or running letters or message.
- B. **Flashing signs.** No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs. and Christmas lights for duration not to exceed 60 days during the holiday season.
- C. **Flying Signs signs.** No flying S signs such as blimps or kits designed to be kept aloft by mechanical, wind, chemical, or hot air means shall be allowed.
- D. **Fences Signs signs.** Signs attached or painted on fences or freestanding walls that are not associated with part of a building. (Note to the reader: Moved to permitted signs above)
- E. **Free Standing Signs.**
- F. **Outdoor Advertising Signs.**
- G. **Moving Signs.** Signs that show movement.
- H. **Pole signs Signs.**
- I. **Posters.** The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right-of-way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited, unless permitted as a under a Garage/Yard Sale Sign.
- J. **Roof signs Signs.**
- K. **Signs blocking doors or windows. Blocking Doors or Windows.** Signs shall not be located or installed on any door, window, or fire escape in a manner that will prevent free ingress or egress.
- L. **Signs on standpipes or fire escapes Standpipes or Fire Escapes.** No sign shall be attached to any standpipe or fire escape, except those required by other codes.
- M. **Snipe signs Signs.** All off-site signs, tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, trailers, temporary construction barriers, or other supporting structures.

- N. ~~Signs in the public right-of-way~~ **Public Rights-of-Way.** Unless otherwise noted, no sign shall be affixed within median strips or islands, on sidewalks, trees, retaining walls, bridges, benches, traffic signals, public fences, poles or utility equipment, street lighting, utility poles, traffic signs, or traffic sign posts, supporting structures, anchor wires, or guy wires. ~~This provision, however, does not prohibit subdivision monument signs, which shall be permitted at the discretion of the City Engineer.~~
- O. ~~Signs that produce noise or emissions.~~ **That Produce Noise or Emissions.** Signs that produce noise or sounds that can be heard at the property line, excluding voice units at menu boards, and signs that emit visible smoke, vapor, particles, or odors.
- P. ~~Signs creating a traffic hazard or affecting pedestrian safety.~~ **Creating a Traffic Hazard or Affecting Pedestrian Safety.** Signs placed or located in such a manner as to constitute a safety hazard or to impede the public use of the public right-of-way.
- a. Exits and Entrances. No sign shall be placed, mounted, erected, or installed in any manner that obstructs the use of any door, window, or fire escape.
 - b. Sidewalks. No sign shall be mounted or displayed in such a manner that it blocks or impedes the normal pedestrian use of public sidewalks.
 - c. Intersections. No sign shall be erected or maintained at or near any street intersection that will obstruct the free and clear vision of drivers and pedestrians. Other than traffic control signals, no sign shall be installed in the visibility triangle at intersections pursuant to Public Works policy ST 22, Site Distance Triangle, Intersection Visibility.
- Q. **Vehicle signs.** Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.

~~Sec. 8-5.6306. Exempt Signs.~~

The following signs shall be exempt from the provisions of this chapter:

- ~~A. Address sign~~—The numeric reference of a structure or use to a street.
- ~~B. City entrance signs~~—Signs erected in or near the City boundary, contents of which are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.
- ~~C. Civic signs~~—Memorial signs and plaques installed by a civic organization recognized by the City Council.

~~**D. Civic event signs.**~~

~~**E. Flags**—Official governmental flags of a state, nation, or political subdivision, and nationally or internationally recognized organizations.~~

~~**F. Off-site garage/yard sale signs**—Limited to 2 such signs, having a maximum of 5 square feet and not to exceed 6 feet high each, located on private property with the property owner's permission. All signs are to be removed within 24 hours of the conclusion of the sale.~~

~~**G. Gas station signs**—Only gas price signs as required by State law.~~

~~**H. Indoor signs**—Signs within a structure and not visible from the outside or public right-of-way.~~

~~**I. Notices**—Official and legal notices issued by a court or governmental agency.~~

~~**J. Political signs**—Political signs as provided for by State laws.~~

~~**K. Real estate signs—**~~

~~1. All districts—One per street: frontage not to exceed 6 square feet in area and not to exceed a height of 6 feet.~~

~~2. C and M Districts—One per street: frontage not to exceed 32 square feet in area and not to exceed a height of 8 feet.~~

~~3. Such real estate signs shall be removed within 7 days after the sale; rental or lease of the property has been accomplished.~~

~~4. Up to 4 off-site directional signs, to a maximum of 4 square feet each and 3 feet in height, directing traffic to open houses and subdivisions involved in real estate sales may be permitted in any zone providing that:~~

~~a. the sign does not obstruct sight clearance,~~

~~b. the owner of the property on which such directional sign is posted has agreed to such posting, and~~

~~c. such directional signs are removed at the close of business on each day.~~

~~**L. Subdivision flags**—Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall be limited to 2 flags per model home and 4 flags at~~

~~the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 25 feet. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.~~

~~**M. Traffic signs** – Traffic, directional, warning, or informational signs required or authorized by a governmental agency.~~

~~**N. Vehicle signs** – A vehicle that is covered (or partially covered) with a business advertisement for the company of its primary use. This sign type is not considered a mobile billboard.~~

~~**N. Window signs (inside)** – Signs painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area.~~

~~**Sec. 8-5.6307. Developer/Contractor Signs.**~~

~~Development/contractor's sign(s) not to exceed 50 square feet per street frontage and not to exceed 10 feet in height, with the name of the subdivision, development, building contractor, architect, or real estate firm, which may refer to materials, appliances, supplies, and building trades used in the construction of the development or services provided by the developer, may be allowed, upon securing a zoning clearance (Sec. 8-5.7002) in any zone for a period of not to exceed one year and may receive annual renewals for periods of up to one year each upon an approval by the Planning Director, provided the project remains under construction.~~

Sec. 8-5.6307. Measuring Sign Area.

- A. **Single-Faced Signs.** Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles (consisting of horizontal and vertical lines and no more than 12 corners) that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in the sign area provided that they contain no lettering or graphics except for addresses or required tags. The calculation of sign area for various types of single-faced signs is illustrated in Figure 8-5.6307-A(1).

Sign Area = Height x Width

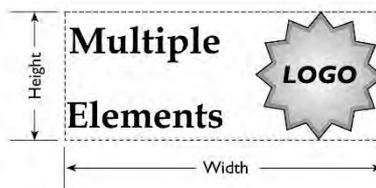
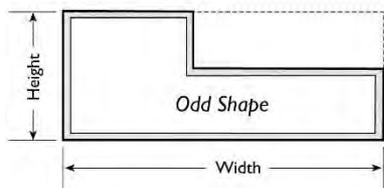
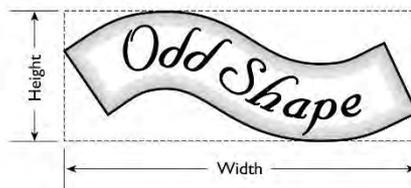
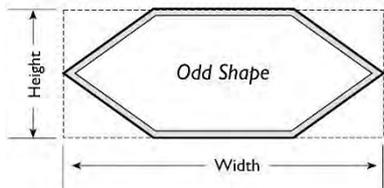
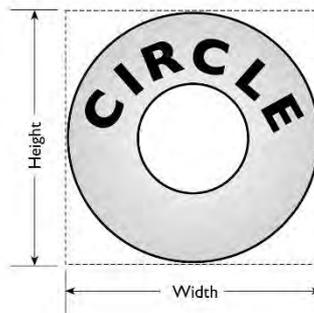
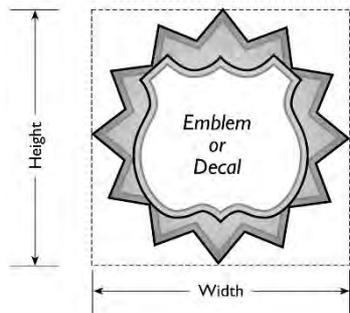
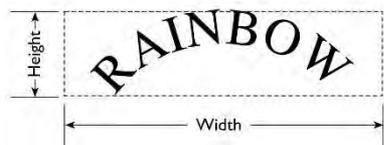
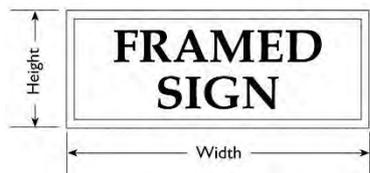
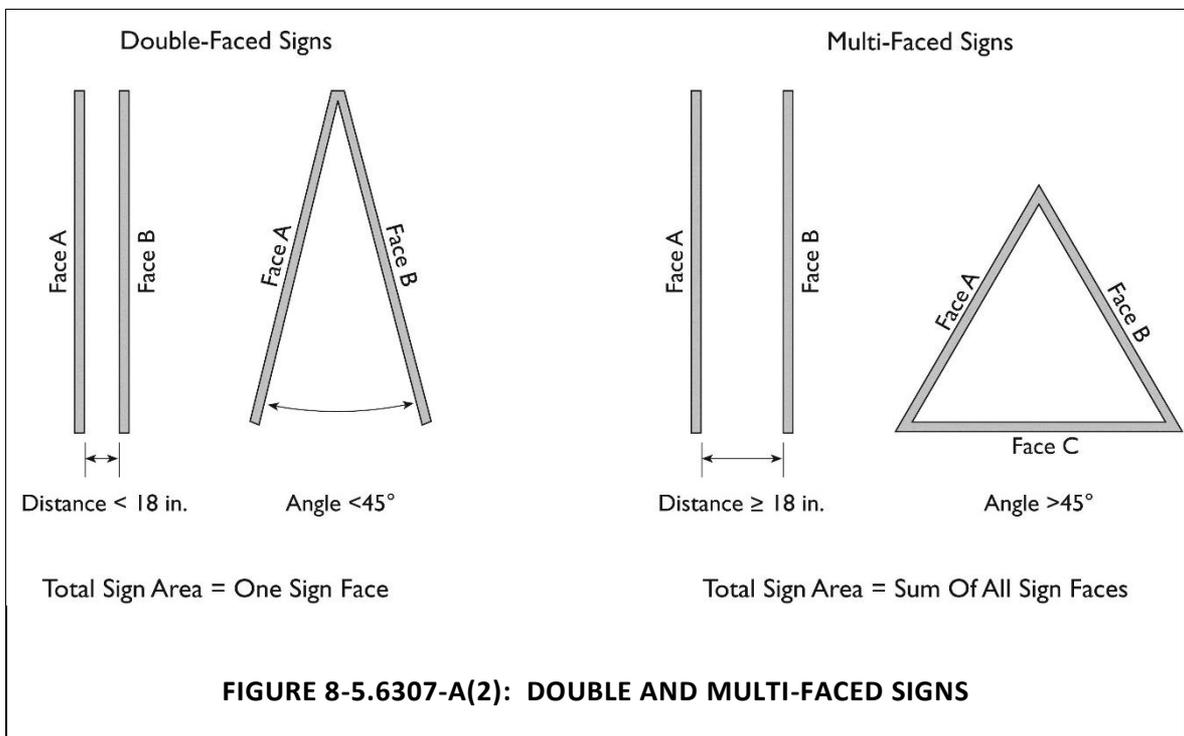


FIGURE 8-5.6307-A(1): MEASURING SIGN AREA

- B. **Double-Faced Signs.** Where two faces of a double-faced sign are parallel, or less than an interior angle of 45 degrees or less from one another, the sign area shall be computed as the area of one face. Where the two faces are not equal in size, the larger sign face shall be used. Where two faces of a double-faced sign are located equal to or more than 45 degrees from one another, both sign faces shall be counted toward sign area.
- C. **Multi-Faced Signs.** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) shall be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.



- D. **Three-Dimensional Signs.** Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area of the sum of all areas using the two vertical sides of the smallest cube that will encompass the sign.

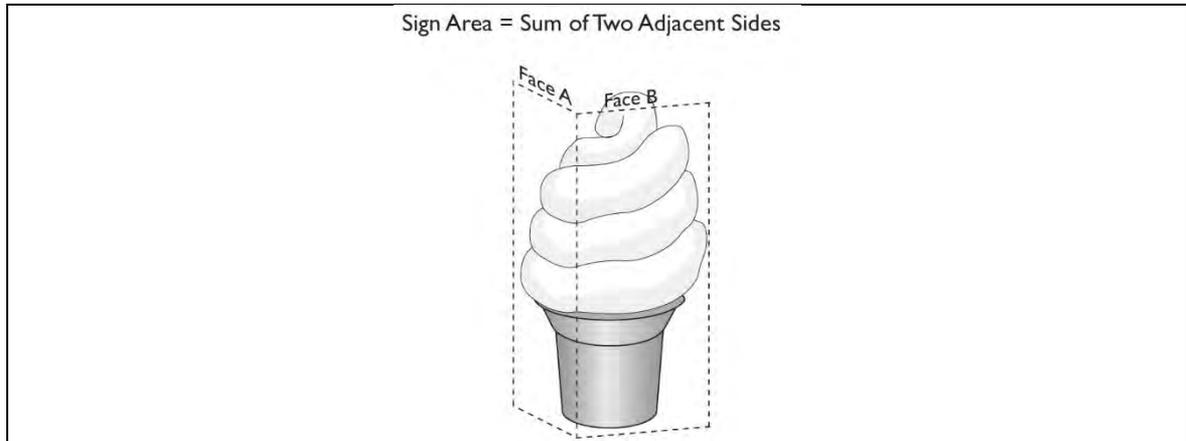


FIGURE 8-5.6307-A(3): THREE DIMENSIONAL SIGNS

- E. **Measuring Sign Height.** The height of a sign is the vertical distance measured from the ground-level finish grade directly beneath the sign to the highest point at the top of the sign.
- F. **Measuring Sign Clearance.** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.
- G. **Measuring Building Frontage.** Building frontage is the building facade that directly abuts a public street, private street, parking lot driveway, or parking spaces. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

~~Sec. 8-5.6308. Special Event Signs.~~

- ~~A. Temporary, on site, special event signs, including but not limited to banners, pennants, streamers, bunting, wind signs, balloons or flags other than those of any nation, state or political subdivision shall be permitted up to a maximum of 90 days in each calendar year. In no event shall the special event sign advertising exceed 30 days in any quarter.~~
- ~~B. Prior to the use of the special event signs, each business shall provide a schedule to the City identifying the dates for which the special event signs are to be used and obtain a zoning clearance pursuant to Sec. 8-5.7002. The use of these types of special event signs are limited to properties located in commercial and industrial zoning districts.~~
- ~~C. Special event signs, regardless of the number or location of such signs, shall be accompanied by a cash deposit or bond to assure the removal of such signs in accordance with the provisions of this chapter. If such special event signs are not removed within the required time, the City may remove such signs, which then shall become the property of the City and may also require a forfeiture of all or part of such cash deposit or bond.~~

Sec. 8-5.6308. General Standards.

- A. **Visibility Triangles.** No sign, permanent or temporary, flag, flagpole, etc. may be erected within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.
- B. **Residential and Non-Residential Interface.** Signs in Commercial and Industrial ~~Zone Districts~~ zoned property shall be set back a minimum distance of 45 feet from a ~~Residential Zone District~~.
- C. **Materials and Mounting Required.**
 - a. **Materials.** Signs shall be made of sturdy, durable materials. Paper, ~~plastic~~, cardboard, and other materials subject to rapid deterioration may only be used for temporary signs.
 - b. **Mounting Required.** All permanent signs shall be firmly anchored, shall comply with all requirements for public safety, and shall satisfy all applicable safety codes and all other applicable governmental enactments, rules, regulations, or policies.
- D. **Changeable Copy.** Non-electronic changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses which are allowed up to 75 percent of the maximum sign area to be changeable copy: ~~all public facilities and semi-public uses, indoor theaters, and fuel price signs.~~ ~~Copy shall not be changed more than once every 24 hours.~~
- E. **Illumination.** The illumination of signs shall be designed, installed, and maintained to avoid negative impacts on surrounding right-of-ways and properties. The following standards shall apply to all illuminated signs:
 - a. **Shielding Required.** To the extent feasible, and at the discretion of the Review Authority, light sources shall be concealed or shielded to prevent or minimize light spillage, glare, momentary blindness, or other annoyance, disability, or discomfort to persons within the view of such light sources.
 - b. **Colored Lights.** Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- F. **Light Sources Adjacent to Residential Areas.** ~~Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare that will create a nuisance for residential buildings in a direct line of sight to the sign.~~ ~~Signs that are adjacent to Residential Areas that in the opinion of the Review Authority (i.e., Development Services Director, Planning Commission, or City Council) shall come equipped with automatic dimming technology which automatically adjusts the brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).~~

- G. **Concealed Electrical Systems.** External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed. A switch disconnecting each circuit shall be placed in plain sight and near the inspection opening.

~~Sec. 8-5.6309. Seasonal Displays.~~

~~For commercially zoned and developed lots permanent or semi-permanent displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a coherent retail property or properties, provided the following can be met:~~

- ~~A. The display does not advertise a company; product or special event associated with an individual business;~~
- ~~B. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs; and~~
- ~~C. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Planning Director.~~

~~The zoning clearance shall be issued provided the Planning Director can make the finding that the display will enhance the aesthetic appearance of the retail area and not be an unwanted distraction to adjoining properties.~~

~~Sec. 8-5.6309.10. Permitted Sign Types by District Sign Standards.~~

Sec. 8-5.6309. Permitted sign types by Zone District

~~A. Residential Zones (R-1⁽¹⁾, R-2⁽¹⁾, R-3)~~

Additional regulations are denoted in the right hand column. Numbers indicated in parenthesis () are references to notes at the bottom of the table. Square feet is represented as sf, while feet or foot is ft.

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3)							
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs	1 per building bldg. site.	32 sq. ft.-sf	6 feet.-ft	Name, logo and nature of occupancy of the building to be advertised. For public, quasi-public uses, churches, religious institutions and similar uses a non-electronic changeable copy sign is permitted provided it occupies no more than 50% of total sign area.	5 feet.-ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally. (3) external, backlit, or halo.	For public, quasi-public uses, religious institutions located on State Routes 20 and 99, an electronic changeable copy Electronic Message Board sign is permitted provided it occupies no more than 50% of total sign area Refer to Sec. <u>Sec. 8-5.6312. (1)</u>
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sq. ft.-sf	3 feet.-ft	Directional and regulatory information, with no more than 20% of the sign area to identify the occupancy.	Outside of the public right-of-way.	Yes, between the hours of 6 a.m. and 10p.m. (2)	
Directory Signs	1 per building complex.	8 sq. ft.-sf	6 feet.-ft	Name and nature of the occupancy to which the sign is directing the public.	As near the main entrance of the building complex as	(2)	

Table 8-5.6309(A): Residential Zones Districts R-1(1), R-2(2), R-3)							
Sign Type	Maximum Number	Maximum Area	Maximum Sign Height	Text	Location Requirements	Lighting Allowed?	Additional Regulations
					possible and not readable from the public right-of- way.		
Building Wall Signs	1 sign per street frontage.	32 sq. ft.-sf	Not to exceed the eaves of the building which it is affixed.	Name, logo and nature of occupancy of the building to be advertised. For public, quasi- public, churches and similar uses a changeable copy sign is permitted provided it occupies no more than 50% of total sign area.	Attached to building below eaves.	Yes, externally or internally. external, backlit, or halo.	For public, quasi- public, churches and similar uses a changeable copy sign is permitted provided it occupies no more than 50% of total sign area.
Changeable Copy Signs⁽²⁾	1 attached to a wall or monument sign.	50% or less of total permitted sign area to which it is attached.		Limited to the activities and events to be offered by the use.		Yes, externally or internally.	Limited to the activities and events to be offered by the use and public, quasi- public, religious institutions and similar uses. A changeable copy sign is permitted provided it occupies no more than 50% of total sign area.

(1) ~~In the R-1 and R-2 Districts limited to uses requiring~~ Requires a Use Permits. Adding a sign(s) to an existing use no use permit needed.

(2) ~~When used in association with a religious or civic institution, church or school.~~

(3) ~~Internally illumination monument signs, in all R District, shall require a minor use permit.~~

(3) Yes, between the hours of 6 a.m. and 10 p.m. or during normal business hours, whichever is more restrictive. Lighting shall be limited to external, halo, or backlit.

B. Commercial Zones (C-0, C-1, C-2, C-3, C-M)

Table 8-5.6309(B): Commercial Zones Districts (C-0, C-1, C-2, C-3, C-M)								
Sign Type	Maximum Number	Building Project Square Footage SF	Maximum Area Per Sign	Maximum Sign Height	Text	Location Requirements	Lighting Allowed?	Additional Regulations
Monument Signs (1-4 businesses)	1 sign per each 300 ft feet of lineal street frontage.		C-0, C-1: 40 sf sq. ft. in C-0, C-1 C-M: 48 sf sq. ft. in C-M C-2, C-3: 64 sf sq. ft. in C-2, C-3	C-0, C-1, C-M: 6 feet-ft in. C-2, C-3: 10 feet-ft. in.	Name, logo and nature of occupancy of the building or business to be advertised. (6)	5 feet-ft from all property lines. Sight distance requirements must be maintained per Sec. TBD	Yes, externally or internally. (4)	(1) (2) (3) (4)
Monument Signs⁽⁴⁾ (5 or more businesses in C-2 or C-3)	1 sign per each 300 ft feet of lineal street frontage.	1-50,000 50k 50,001 - 100,000 100k 100,001 - 150,000 150k 150,001k+	80 sq. ft.-sf 96 sq. ft.-sf 112 sq. ft.-sf 128 sq. ft.-sf	12.5 feet.-ft 15 feet.-ft 17.5 feet.-ft 20 feet.-ft	Name, logo and nature of occupancy of the building or business to be advertised. (6)	5 feet-ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally.	(1) (2) (3) (4)
Directional Signs	1 for one-way, 2 for two-way driveways.		4 sq. ft.-sf	3 feet.-ft	Directional and regulatory information, with no more than 20% of the sign area to identify the occupancy.	Outside of the public right-of-way and building setbacks.	Yes, during the business hours only. Yes, external, backlit, or halo lit	
Directory Tenant/Occupancy Signs	1 per building frontage.		12 sq. ft.-sf	6 feet.-ft	Name and nature of the occupancy(s) to which the sign is directing the public.	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, during the business hours only external, backlit, or halo lit.	

Table 8-5.6309(B): Commercial Zones <u>Districts</u> (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building Project Square Footage_SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Off-site Advertising Signs⁽⁴⁾ (continues)	C-3, C-M (Only with an approved use permit) Number based on Locational Requirements.		300 sq. ft.	30 feet.		Minimum distance of 1,000 feet from another off-site sign on same side of street and 500 feet apart if located on opposite sides of the street.	No internally illuminated signs. May be externally illuminated, with no moving parts.	
Building Wall Signs⁽²⁾⁽⁷⁾			C-0, C-1: 1 sf sq. ft. for each 1 lineal ft. foot of building frontage C-2, C-3, C-M: 1 1/2 sf sq. ft. for each 1 lineal ft foot of building frontage.	Not to exceed the building eaves of the building to which it is affixed.	Name, nature and logo of the occupancy of the building or business to be advertised.	Attached to building below eaves.	Yes, externally or internally.	(3) (4) (5)
Changeable Copy Signs (non-electronic)⁽⁴⁾			Business and changeable copy sign area not to exceed total allowed for the site.	Not to exceed the building eaves of the building to which it is affixed.	Limited to events to be offered by the use.	Attached to building below eaves.	Yes, externally or internally. No moving letters or symbols.	
Projecting Wall Signs⁽⁵⁾	Not to exceed combined total		Not to exceed combined total square footage	Not to exceed the eaves of the building to	Limited to the name, nature and logo of the occupancy of the	Lowest portion of the sign must be a minimum of 8 feet above the average	Yes, external, backlit, or halo.	(6)

Table 8-5.6309(B): Commercial Zones <u>Districts</u> (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building Project Square Footage_SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
	square footage allowed for wall signs.		allowed for wall signs.	which it is affixed.	building or business to be advertised. May only be attached to the building, to which the copy relates.	grade. May not project more than 4 ft feet from the wall to which it is attached.		
<i>Awning/Canopy Signs</i>			50% of the total awning/canopy area. Not to exceed combined total square footage of allowed wall signage.	Not to exceed the eaves of the building to which it is affixed.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised.	Lowest portion of the sign must be a minimum of 8 ft feet above the average grade.	Yes.	
<i>Under Canopy Sign(5) Blade/Valance⁽⁵⁾</i>	1 per building frontage.		6 <u>sq</u> square feet		Name, nature and logo of the occupancy of the business to be advertised.	The sign must be perpendicular to the building face and no less than 8 ft feet above the average grade.	No.	(6)
<i>Suspended Signs</i>	1 double-faced sign per business entrance.		6 <u>sq. ft.</u> - <u>sq</u>	Must be located under a covered walkway and perpendicular to the walkway.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised.	Lowest portion of the sign must be a minimum of 8 7-ft feet above the average grade.	No.	(7)

Table 8-5.6309(B): Commercial Zones <u>Districts</u> (C-0, C-1, C-2, C-3, C-M)								
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Building Project Square Footage_SF</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
<u>Awning/ Canopy Signs</u>	Refer to Sec. 8-5.6311-C							(6)
<u>A-frame Signs</u>	Refer to Sec. 8-5.6314							(6) (8)

(1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the Use Permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.

(2) For an Electronic Message Boards, refer to Sec. 8-5.6312.

(3) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be backlit, external or halo.

(4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.

(5) New cabinet or can signs shall not exceed 20 percent of the total area of the proposed sign(s).

(6) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.

(7) Signs must be uniform in color, design and materials for all tenants identified within the center

(8) For regulations pertaining to the Civic Center Specific Plan, refer to the Plan.

C. — Industrial Zones (M-1, M-2)

Table 8-5.6309(B): Industrial Zones Districts (M-1, M-2)							
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Monument Signs⁽¹⁾	1 sign per each 300 feet ft of lineal street frontage.	48 sq. ft. sf	6 feet ft	Name, logo and nature of occupancy of the building or business to be advertised. ⁽³⁾	5 feet ft from all property lines. Sight distance requirements must be maintained.	Yes, externally or internally.	(1) (2) (3)
Directional Signs	1 for one-way, 2 for two-way driveways.	4 sq. ft. sf	3 feet ft	Directional and regulatory information, with no more than 20% of the sign area to identify the occupancy.	Outside of the public right-of- way.	Yes, during the business hours only.	
Directory Signs	1 per building frontage.	12 sq. ft. sf	6 feet ft	Name and nature of the occupancy to which the sign is directing the public.	As near the main entrance of the building complex as possible and not readable from the public right-of-way.	Yes, during the business hours only.	
Off-site Advertising Signs⁽²⁾	Only with an approved Use Permit use-permit. Number based on Locational Requirements.	300 sq. ft. sf	30 feet ft		Minimum distance of 1,000 feet ft from another off-site sign on same side of street and 500 feet ft apart if located on opposite sides of the street.	No internally illuminated signs. May be externally illuminated, with no moving parts.	
Building Wall Signs		1 sq. ft. 1 sf for each 1 lineal feet ft of building frontage ⁽²⁾ .	Not to exceed the eaves of the building to which it is affixed.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised.	Attached to building below eaves.	Yes, externally or internally.	(3) (4)

Table 8-5.6309(B): Industrial Zones Districts (M-1, M-2)							
<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area Per Sign</i>	<i>Maximum Sign Height</i>	<i>Text</i>	<i>Location Requirements</i>	<i>Lighting Allowed?</i>	<i>Additional Regulations</i>
Projecting Wall Signs		Not to exceed total combined square footage allowed for wall signs.	Not to exceed the eaves of the building to which it is affixed.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised. May only be attached to the building, to which the copy relates.	Lowest portion of the sign must be minimum of 8 feet ft above the average grade. May not project more than 4 feet ft from the wall to which it is attached.	Yes, externally or internally. external, backlit, or halo lit	(5)
Awning/Canopy Signs		50% of the total awning/canopy area. Not to exceed combined total square footage of allowed wall signage.	Not to exceed the eaves of the building to which it is affixed.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised.	Lowest portion of the sign must be minimum of 8 feet above the average grade.	Yes.	
Suspended Signs	1 double-faced sign per business entrance.	6 sq. ft.s f	Must be located under a covered walkway and perpendicular to the walkway.	Limited to the name, nature and logo of the occupancy of the building or business to be advertised.	Lowest portion of the sign must be a minimum of 8 7-feet above the average grade.	No.	(5) Signs must be uniform in color and design for all tenants identified within the center.
Awning/Canopy Signs	Refer to Sec. 8-5.6311-C						(5)
A-frame Signs⁽³⁾	Refer to Sec. 8-5.6314						(5)

- (1) Increased sign area and/or height in excess of maximums are only allowed following the approval by the Planning Commission of a Use Permit (Sec. 8-5.7003). Prior to the issuance of the use permit the finding must be made that the sign is needed to advertise a business(es) that have limited visibility from the adjacent public roadway.
- (2) Should a sign be within 100 feet of a Residential Zone District, lighting, if proposed, shall be external lit, backlit, or halo lit.
- ~~(2) Up to two (2) contiguous building sides, provided each has frontage, may be used to calculate allowable sign area.~~
- (3) For an **Electronic Message Board** ~~electronic or animated signs~~, refer to Sec. 8-5.6312 ~~TBD~~
- (4) Buildings over one story: Signs located above the first or ground floor of a multiple story building shall be individual letters, externally lit, including but not limited halo lit or backlit. For signs located above the first floor, the maximum letter height shall be 3 ft. 6 inches, while the maximum symbol height shall be 3 ft. 10 inches, or as permitted per the underlying Zone District, whichever is less. Only one sign is permitted per building face above the first/ground floor.
- (5) An encroachment permit issued by the Engineering Division of Development Services may be required if sign projects into a public right-of-way.

Sec. 8-5.6310. Specific Plan, Master Plan, or Planned Development Areas.

Sec. 8-5.631011. Specific Plan or Planned Development Areas.

Any new sign or enlargement to an existing sign on property located within a ~~s~~Specific ~~p~~Plan, or Master Plan area or a planned development district shall comply with ~~the~~ these more specific standards.

Sec. 8-5.6312. Temporary Banner Signs for Economic Stimulus.

~~From the effective date of this section until its expiration on February 28, 2011, and during any duly authorized extension(s), the Community Development Department shall be authorized to review and approve applications for the temporary installation of banner signs upon commercial and industrial retail businesses provided the following criteria can be met:~~

- ~~A. Business owners or property owners of commercial and/or industrial retail tenant space shall be allowed to install a single temporary banner sign upon the building wall of their building in addition to any other signage allowed by Section 8-5.6310.~~
- ~~B. The length of the banner sign shall not exceed 33% of the linear frontage of the building wall facing a public street. The overall height of the sign shall be no greater than 70 percent of the height of the solid wall surface upon which the banner is located and shall in no instance be greater than three feet in height. The banner shall be located on the building wall such that it does not project above any parapet or roof line and does not interfere with any windows, doors, or prominent architectural feature(s) of the building.~~
- ~~C. The banner shall be constructed of durable materials that will withstand the elements, retain a neat and well-maintained appearance, and shall be affixed securely to the building.~~
- ~~D. The content of the banner sign shall be limited to either the services or product(s) offered by the subject business, or the identification of the tenant space for lease or sale.~~

~~Requests for "Temporary Banner Signs for Economic Stimulus" shall be made to the City's Community Development Department. Applicants shall complete and submit a Zoning Clearance Form along with the required processing fee of \$41 plus a refundable \$150 deposit (upon removal of the sign) to the Planning Division for administrative review and approval.~~

~~At the expiration of the effective date of this section including any extension approved by the City Council, all temporary banners authorized by this section shall be removed within ten (10) days of the expiration date. Any temporary banner authorized by this section still displayed after ten (10) days from the expiration date shall be subject to the City's Administrative Citation process specified in Section 1-6.010.~~

Sec. 8-5.6311. Standards for Specific Sign Types.

This section establishes location and other general standards for specific sign types that apply to all areas where such signs are permitted.

A. **Wall Signs.** Wall signs are subject to the following standards:

- a. Projection Allowed. Wall signs shall not extend more than 12 inches beyond the face of the wall to which they are attached.
- b. Placement. No wall sign may cover, wholly or partially, any wall opening. Wall signs shall not occupy more than 80 percent of any architectural element that they occupy (frieze, pilaster, etc.).
- c. Orientation. ~~Unless a different orientation is specifically authorized, each wall-mounted sign shall be placed flat against the wall of the building.~~ Signs shall be oriented towards a public street, a private street, or parking lot designated to serve patrons of said establishment.



FIGURE 8-5.6311-A(1): WALL SIGN

B. **Monument Signs.** Monument signs are subject to the following standards:

- a. Base. Signs shall have a solid architectural base constructed of a permanent material, such as concrete block, stone, or brick. The base of the Monument Sign shall be a minimum width of 75 percent of the sign and a minimum 12 inches in height from the top of the finished grade.
- b. Depth. A monument sign shall have a depth of at least 12 inches between the two faces.
- c. Design.

- i. Architectural elements such as columns, pilasters, cornices, trellises, and similar details shall provide design interest and frame the sign.
 - ii. Signs shall be constructed of materials and colors related to the principal building.
 - iii. Monument Signs shall have an encasing constructed of brick, stone, synthetic material, or masonry. An aluminum and/or sheetmetal encasing is not an acceptable material.
 - iv. Embellishment, either structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development may be included. Embellishment shall not include letters, numerals, figures, emblems, logos, color bands, or other features conveying a commercial advertising message.
 - v. Synthetic material shall adequately simulate the appearance of the natural material it imitates, demonstrates the ability to age similar to natural material, and should have the ability to withstand being pressure washed.
- d. Landscaping. Signs shall provide a minimum landscape area of five feet measured in all directions.

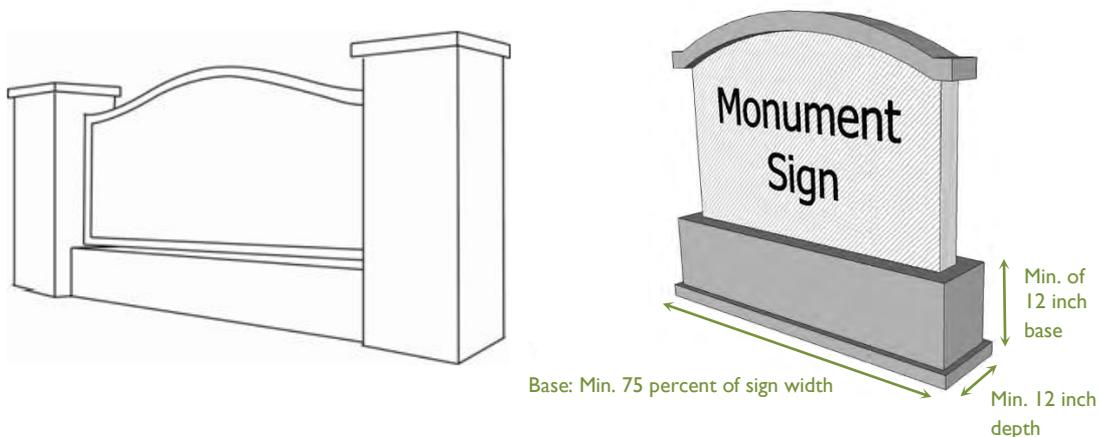


FIGURE 8-5.6311-B(1): MONUMENT SIGNS

- C. **Awning Signs.** Signs painted on awnings, canopies, arcades, or similar features or structures are subject to the following standards:
- a. Location. Awnings shall be located on the ground floor of buildings.

- b. Maximum Sign area per Sign. 10 square feet or 25 percent of the surface area of the awning, whichever is less.
- c. Minimum Sign Clearance. Eight feet **from finished grade.**
- d. Signs or awnings which they are placed may not be plastic, transparent, or translucent, and may not be backlit from inside the awning.

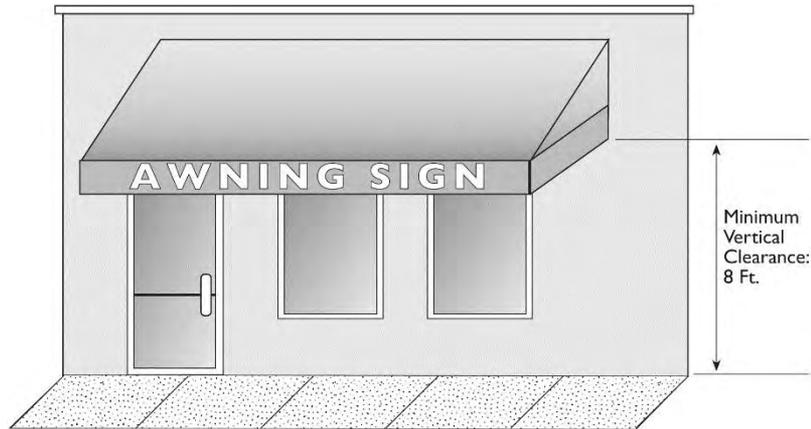


FIGURE 8-5.6311-C(1): AWNING SIGN

- D. Projecting Signs. ~~Signs under canopies or covers in conjunction with pedestrian walkways, or~~ Signs projecting from buildings are allowed, subject to the following additional standards:
- a. Maximum Number: One per ~~building or~~ tenant space.
 - b. Maximum Sign Area Per Sign: 12 square feet.
 - c. Height Limit: 12 feet.
 - d. Minimum Sign Clearance: Eight feet **from finished grade.**
 - e. Projection Allowed. A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.
 - f. Illumination: No internal illumination is permitted.

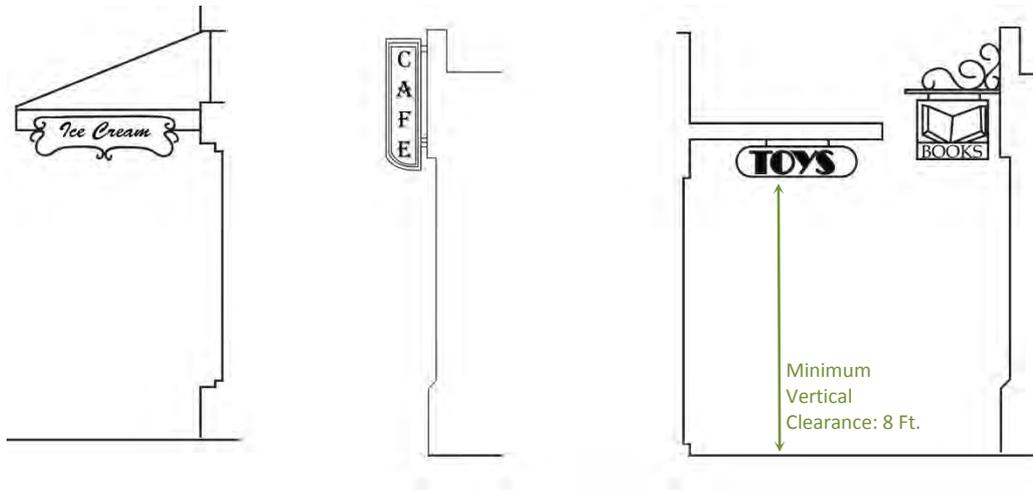


FIGURE 8-5.6311-D(1):: PROJECTING SIGNS

Sec. 8-5.6312. Electronic Message Board Signs.

Any Electronic Message Board signage to be used must be high-quality resolution and shall comply with the following design standards:

- A. A Use Permit shall be required for Electronic Message Board Signs. A Use Permit shall not be required for static Fuel Price signs.
- B. Electronic Signs may be allowed for use in the project's Monument Signage.
- C. Signs are permitted only on parcels or unified developments of at least five acres in area and a minimum frontage of at least 300 feet along State Route 99 or State Route 20 (Colusa Highway).
- D. All non-conforming signs shall be made to conform to the strict requirements of this Sign Ordinance. Should a nonconforming monument, freestanding, and/or pole signs exist on the property, or in the case of a unified shopping center, all the parcels, all said signs shall be brought into compliance with the strict application of this article as part of the Use Permit process.
- E. Electronic Message Boards may only advertise establishments and/or products available on-site.
- F. Electronic Message Boards shall be available for emergencies, such as distressed conditions (e.g., flood, natural disaster, etc.), law enforcement emergencies (e.g., Amber Alert), or issues of Statewide concern (e.g. drought conditions) at the request of the City. Time

allocated for City requested messages shall not exceed 15 percent, unless determined to be an emergency by the City.

- G. All electronic signage shall display static images only.
- H. Message Duration. Such signs may only change their static images once every three 10 seconds.
- I. Transitions from one static image to the next shall appear instantaneous without the use of animation, swipes, flashing, or frame effects.
- J. Such signs shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness of the sign in direct correlation with ambient light conditions (i.e., daytime, nighttime, cloudy conditions).
- K. Signs shall be constructed of high quality pixel pitch resolution.
- L. Signs shall be full color digital displays. No monochrome displays.
- M. Signs shall be comprised of high definition, light emitting diodes (LED).
- N. Signs shall not be illuminated between 10 pm and sunrise when located within 150 feet of a Residential Zone District.
- O. No Electronic Message Boards electronic signs shall not exceed a brightness level of 0.3 foot candles above ambient light.
- P. The owner of any illuminated sign shall arrange for a certification by an independent contractor showing compliance with brightness standards at the request of the City. The results of the inspection shall be provided within 14 days of the request by the City.
- Q. Default Display. In the case of malfunction, digitally-illuminated signs shall contain a default design to freeze the sign message in one position.
- R. Each automatic changeable copy sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than 50 percent of the sign face
- S. New electronic monument signs shall must be located in an enhanced landscape planter within the project boundaries. The enhanced landscape planter shall be a minimum area of two times the size of the sign copy.
- T. Signs located on a project site with four or less business, no more than one-half (1/2) of the monument sign Monument Sign shall be designed with electronic messaging.

- U. Signs located on project sites with more than five businesses, no more than one-third (1/3) of the Monument Sign monument sign shall be designed with electronic messaging. ~~The other two-thirds (2/3) of the monument sign shall be comprised of standard designed (internally illuminated) sign panels which identify specific tenants of the shopping center.~~

Sec. 8-5.6313. Signage Allowances for Specific Uses.

This section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District, if any.

- A. ~~**Agricultural Operations.** Signs for agricultural operations conducted on parcels ~~2-10~~ acres or more in size may be erected subject to the following standards:-~~

- a. ~~Maximum Number of Signs. One sign per street frontage.~~
- b. ~~Location. Shall be setback back a minimum of five feet from the public right of way.~~
- c. ~~Maximum Sign Area per Sign. 100-80 square feet in area.~~
- d. ~~Maximum Sign Height. 20 feet.~~

Drive-thru mMenu Display Boards. A maximum of 2 menu boards, not exceeding 20 square feet in area apiece, with a maximum height of six feet are permitted per drive-through. Should a facility have two drive-throughs, each drive-through may have two menu boards. All outdoor speakers shall be directed away from ~~any a r~~ Residential Zone ~~d~~ District. or residential use.

- B. **Service Stations.**

- a. ~~Signs on service station canopies are not to exceed 50 square feet on each side.~~
- b. Freestanding or monument Monument signs may provide electronic fuel prices. A freestanding and/or monument sign that is to be converted to an electronic fuel price sign shall comply with the size requirements and setbacks required by the Sign Ordinance.
- c. Fuel prices shall be static and shall not be blinking, flashing, continuously changing colors, etc.
- d. ~~Prices shall not change more than once in a 12 hour period.~~
- e. Only one electronic fuel price sign is permitted per site.
- f. Electronic numbers shall not exceed 24 inches in height.
- g. ~~Fuel price signs shall not exceed 32 square feet in area and 8 feet in height.~~

C. Theaters.

- a. ~~Developments containing theaters are allowed one additional monument sign with changeable copy. The maximum height is 20 feet and the maximum size is 80 square feet.~~
- b. ~~Theatres may provide additional walls signs. Said signs shall not exceed 200 square feet. Show times may be displayed electronically.~~

Sec. 8-5.6314. Temporary Signs.

- A. **A-frame signs.** ~~Commonly referred to as Ssidewalk A-frame~~ signs shall comply with the standards below. A permit is not required.
 - a. Quantity. A maximum of one ~~A-frame Sidewalk~~ sign per business is allowed.
 - b. Locations.
 - i. Private Property. May be on privately owned commercial property landscape setbacks.
 - ii. Public Property. Where there is no private property available because the storefront of the business is directly adjacent to the public right-of-way, a business may place an ~~A-frame Sidewalk~~ sign on the sidewalk, directly in front of the subject business with the approval of an encroachment permit from the City.
 - iii. ~~If located on a pedestrian path, Sidewalk signs shall be located away from important paths of pedestrian travel. A five four foot wide travel path shall be maintained for through pedestrian traffic. , for travel from crosswalks to the primary path of through pedestrian traffic, and for travel into and out of the establishment.~~
 - iv. ~~A-frame Sidewalk~~ signs shall not be located less than 18 inches from a curb.
 - v. ~~A-frame Sidewalk~~ signs shall not be located in front of another commercial establishment.
 - vi. ~~A-frame Sidewalk~~ signs shall not be located more than 50 feet from the establishment for which it is advertising.
 - vii. May only be displayed during the normal business hours of the business it is advertising.

- viii. It is the business owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
- c. Lighting. A-frame Sidewalk signs shall not be illuminated except by ambient sources.
- d. Design:
 - i. A-frame Sidewalk signs shall have no more than two sides.
 - ii. The height of an A-frame Sidewalk signs shall be no less than 18 inches and no more than 36 inches.
 - iii. The width of an A-frame Sidewalk signs shall be no less than 18 inches and no more than 24 inches.
 - iv. Signs shall be professionally manufactured.
 - v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs. Chalkboard signs are permitted.
 - ~~vi. The sign shall be made of a durable material(s), such as medium density overlay plywood painted with enamel paint, stainless or other durable steel, laminate plastic, slate chalkboard, or marker board. A natural wood 1" x 2" frame is strongly encouraged. No glass, breakable materials, or attached illumination shall be allowed.~~
 - vii. Common rough-cut plywood is not permitted. All interior parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
 - viii. Paper signs, wind-activated items (such as balloons, windsocks, and pinwheels), and non-rigid changeable areas may not be attached to a sign.
 - ix. Stabilization. Signs shall be able to withstand wind gusts or be removed during inclement weather.
 - x. Creative shapes that reflect the theme of the businesses are encouraged.
- B. Window Signs. Permanent or temporary signs that are painted Signs painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and

incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area. Window signs do not include window coverings, such as films, so long as the film does not provide advertising.

- C. **Special Event Signs.** Temporary flags, banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Sign Permit and/or Zone Clearance approval for establishments within Non-Residential Zone Districts, subject to the following standards. Signs of this type do not count towards total maximum sign area.
- a. Maximum Number. A maximum of one type of sign is allowed per street frontage, plus two flags per ~~Major~~ street frontage.
 - b. Maximum Height. If a banner is on a freestanding pole, the pole height shall not exceed 10 feet; signs affixed to the building shall not be located above the roofline. Flags shall not exceed 10 feet in height.
 - c. Maximum Size. The maximum total sign area is 60 square feet.
 - d. Balloon Sign/Air-inflated Signs. Air-inflated signs shall have a minimum separation of one-half mile from other air-inflated signs ~~and may not be within 100 feet from on abutting parcels or adjacent to a Residential Zoning District.~~ Air inflated signs shall not exceed 20 feet in height measured from the finished grade to the top of the sign.
 - e. Duration. No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another Special Event Sign. Signs shall not be displayed for more than 90 total days during a calendar year.
 - f. Removal. Signs shall be removed within ~~24~~ 12 hours of completion of the event.

~~Temporary, on-site, special event signs, including but not limited to banners, pennants, streamers, bunting, wind signs, balloons or flags other than those of any nation, state or political subdivision shall be permitted up to a maximum of 90 days in each calendar year. In no event shall the special event sign advertising exceed 30 days in any quarter.~~

~~Prior to the use of the special event signs, each business shall provide a schedule to the City identifying the dates for which the special event signs are to be used and obtain a zoning clearance pursuant to Sec. 8-5.7002. The use of these types of special event signs are limited to properties located in commercial and industrial zoning districts.~~

~~Special event signs, regardless of the number or location of such signs, shall be accompanied by a cash deposit or bond to assure the removal of such signs in accordance with the provisions of this chapter. If such special event signs are not removed within the required time, the City may remove such signs, which then shall become the property of the City and may also require a forfeiture of all or part of such cash deposit or bond.~~

- D. **Seasonal Displays.** For ~~Commercial Zone Districts commercially zoned and developed lots permanent or semi-permanent~~ **seasonal** displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a ~~coherent~~ **unified shopping center** ~~retail property or properties~~, provided the following can be met:
- a. The display does not advertise a company; product or special event associated with an individual business.
 - b. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs.
 - c. Individual decorative features shall not exceed ~~6 square feet or~~ 12 square feet per light posts.
 - d. There shall be a minimum clearance of eight feet from the floor to the bottom of a decorative feature attached to a light posts.
 - e. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Development Services Planning Director.

~~The zoning clearance shall be issued provided the Planning Director can make the finding that the display will enhance the aesthetic appearance of the retail area and not be an unwanted distraction to adjoining properties.~~

Sec. 8-5.6315. Contractor Signs and Real Estate Signs

~~Development/contractor's sign(s) not to exceed 50 square feet per street frontage and not to exceed 10 feet in height, with the name of the subdivision, development, building contractor, architect, or real estate firm, which may refer to materials, appliances, supplies, and building trades used in the construction of the development or services provided by the developer, may be allowed, upon securing a zoning clearance (Sec. 8-5.7002) in any zone for a period of not to exceed one year and may receive annual renewals for periods of up to one year each upon an approval by the Planning Director, provided the project remains under construction.~~

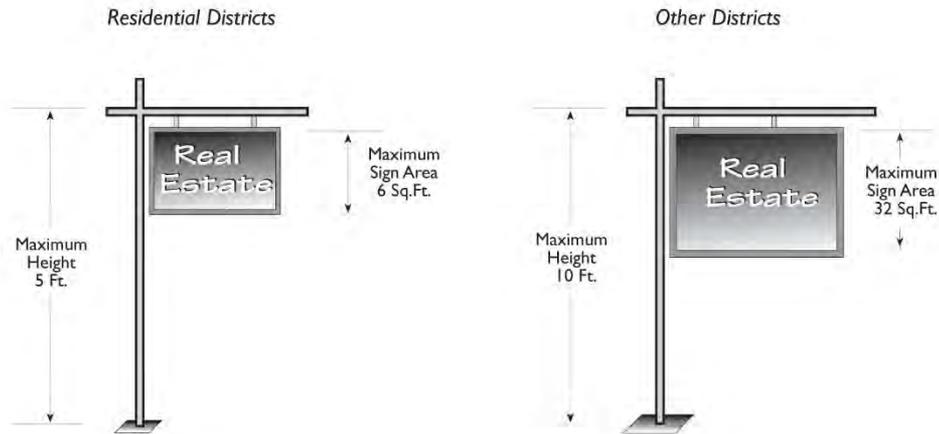
- E. **Contractor Signs.** Contractor signs advertising materials, appliances, and buildings trades shall comply with the following:
- a. Signs shall not to exceed 80 square feet per street frontage
 - b. Signs shall not to exceed 10 feet in height
 - c. Duration. Signs may be installed for the duration of an active building permit. Signs shall be removed within five days of a Certificate of Occupancy.

- F. Temporary Subdivision Signs.** On-Site temporary real estate signs advertising real property which has been subdivided for purposes of sale ~~or lease~~ shall be ~~permitted~~, subject to the following conditions:
- a. A Zone Clearance is required.
 - b. Location Criteria. May not be located within 2,500 feet of another subdivision sign except in the case of signs on different corners of an intersection.
 - c. Signs may only advertise subdivisions located within the City limits and/or within the City's Sphere of Influence and which have applied for annexation to the City.
 - d. Maximum Number. Two ~~Four~~ per subdivision, plus 1 additional sign for every 20 acres over 40 acres in area. Signs shall be on-site.
 - e. ~~Maximum Total Sign Area. 320 square feet plus 20 square feet for every 20 acres over 60 acres of site area.~~
 - f. Maximum Sign Area per Sign. ~~80~~ 48 square feet for sites less than 20 acres ~~or less in size in area~~; ~~160~~ 72 square feet for sites ~~more than~~ 20 acres ~~or greater in size area~~.
 - g. Height Limit. ~~16~~ 10 feet.
 - h. Duration. The sign shall remain only as long as ~~some a~~ portion of the property advertised for sale remains unsold, or for a period of two years, whichever period is shorter. The two year period shall begin on a date determined by the Director. The Director may extend this period, ~~but not it shall not exceed one year.~~
 - i. Illumination. Signs shall not be illuminated except by ambient sources.
 - j. Design.
 - i. The City name and logo ~~and motto~~ shall be displayed prominently on the sign.
 - ii. Signs shall be professionally manufactured.
 - iii. Signs shall have no more than two sides.
 - iv. Sign must be designed as an architecturally-enhanced structure that shall include features such as a decorative cap and cornice detail, stone-clad or masonry clad columns, stone-clad or masonry clad foundation, carved/sculptured wood construction, or other similar architectural features as determined to be appropriate by the Development Services Department.

- v. The sign must be constructed of materials that present a finished appearance. The sign frame shall be painted or stained wood or anodized aluminum or metal. Plastic framed signs are prohibited, as are stenciled or spray painted signs.
 - vi. Nonstructural trim. Nonstructural trim shall be incorporated into signs. Surfaces may be of wood, metal, approved plastics, or any combination thereof, treated or painted to resist oxidation, decay or dry rot.
 - vii. Common rough-cut plywood is not permitted. All parts of the signs shall be finished with a painted surface to blend with the rest of the sign design.
 - viii. Stabilization. Signs shall be able to withstand wind gusts or be removed during inclement weather.
 - k. There shall be no additions, tag signs, streamers, balloons, flags, devices, display boards, or appurtenances, added to the sign.
 - l. Maintenance. It is the owner's responsibility to assure that signs remain in good condition and repair (no peeling paint, tacked on notices or general unkempt appearance).
 - m. Signs shall not be a visibility hazard to traffic on adjacent streets or parking areas.
- G. **Temporary Subdivision Flags.** Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall comply with the following:
- a. Two flags per model home and 4 flags at the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 20 feet.
 - b. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.
- H. **Real Estate Signs.** Real estate signs are subject to the regulations below. A permit is not required. Real estate signs advertising real property for sale after being subdivided shall not be subject to this subsection, but shall be subject to subsection B G (Temporary Subdivision Signs) above.
- a. **On-Site Real Estate Signs.** On-premises signs conveying information about the sale, rental, or lease of the lot, premises, dwelling, or structure on which they are located, provided that they comply with the following standards:

- i. No more than one real estate sign per lot in a Residential Zone District residential districts, or one real estate sign per street frontage per lot in non-residential districts, is displayed at any one time;

- ii. Height and Area:



- iii. Wall signs shall not be higher than seven 7 feet above grade in a Residential Zone District residential districts or fifteen 15 feet in non-residential districts Non-Residential District. Freestanding signs shall not exceed six feet in height in residential districts or eight feet in height in non-residential districts.
 - iv. The sign or signs are not illuminated; and
 - v. The sign or signs shall be are removed within 15 days after the sale, lease, or rental of the property has been completed.
- b. Directional Signs for Open Houses. Up to three off-site signs directing the public to “open house” events for the viewing of lots, premises, dwellings, or structures that are for sale, lease, or rent, are permitted on public or private land, provided that they comply with the following standards:
- vi. No sign or signs shall exceed six 6 square feet in area, or three 3 feet in height from finished grade.
 - vii. The sign or signs may not be placed more than 12 hours before the start or remain more than 12 hours after the conclusion of the open house event.
 - viii. Signs shall not inhibit circulation nor be within the visibility triangle per Public Works policy ST 22, Site Distance Triangle.

I. Political/Campaign Signs.

Shall comply with the standards below. Signs are not required to obtain a permit.

- a. Size. Signs shall not exceed 32 square feet.
- b. Height. Signs shall not exceed 10 feet in height.
- c. Time Limits. Signs shall not be erected or displayed earlier than 90 days before or 7 days after an election as determined by the County election office.
- d. Signs shall not obstruct. Signs shall be instructed in such a manner that they will, or reasonably may be expected to, interfere with, obstruct, confuse, or mislead the pedestrians, cyclist, or motorist.

Sec. 8-5.6315. Flags.

Free standing flagpoles may be installed in accordance with the following standards below and subject to a Zone Clearance per Sect. 8-5.7002.

- A. **Location.**
 - a. Flags in Residential ~~Zone Districts~~ zones shall be set back a minimum of 15 feet from all property lines.
 - b. Flags in Commercial and Industrial Zones ~~Districts~~ shall be set back a minimum of one foot for each foot in height from a Residential Zone District. ~~Residential Zones.~~
- B. **Maximum Flagpole Height.** The pole height shall not exceed 25 feet.
- C. **Maximum Size.** 24 square feet in ~~Residential Zone Districts~~ residential districts, 32 square feet in all other zone districts.
- D. **Decorative Flags.** Flags may be for non-commercial purposes. Permitted flags include, but are not limited to, countries, counties, cities, branches of the military, or decorative flags that do not contain a commercial message.
- E. **Residential Zones.**
 - a. Developed with residential uses: 1 flagpole
 - b. Residential Zones developed with nonresidential uses: 2 flagpoles
- F. **Commercial and Industrial Zones.** 2 flagpoles
- G. **Additional Flagpoles.** The Planning Commission may approve up to four flagpoles subject to approval of a Use Permit pursuant to Sec. 8-5.7003 in Non-Residential Districts. ~~non-residential zones.~~

- H. **Temporary Flags.** For Temporary Flags refer to Sec. 8-5.6314(C), and for Temporary Subdivision Flags refer to ~~Sec. 8-5.6314(F)(C)~~.

Sec. 8-5.6316. Master Sign Program.

- A. **Projects Requiring a Master Sign Program.** A Master Sign Program is required for the following types of projects:
- a. Nonresidential or Mixed Use Projects. All new non-residential or mixed use projects of five or more separate tenants.
 - b. Multiple Signs. Proposals for five or more signs on the same building or site with one or two tenants, ~~such as parking areas.~~
 - c. Shopping Centers. Any unified shopping center or shopping center that shares common areas.
 - d. Signs with ~~electronic copy~~ **an Electronic Message Board.**
- B. **Required Submittals.** An application of approval of a Master Sign Program shall contain the following information:
- a. A site plan showing the location of buildings, parking lots, driveways and landscaped areas;
 - b. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;
 - c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;
 - d. Lighting and sign construction materials; and
 - e. Sign dimensions (if tenants are not known, generic dimensions may be presented).

Sec. 8-5.6317. Nonconforming Signs.

Refer to Sec. 8-5.7306 for Nonconforming Signs.

Sec. 8-5.6318. Sign Removal.

Demolition or Clearance of the Site. Should a site be cleared, signs, including poles, foundations, etc., shall be removed. This includes sites that are cleared for redevelopment.

Sec. 8-5.6319. Signs Rendered Non-Conforming by Annexation.

Any sign that becomes non-conforming subsequent to the effective date of this Code by reason of annexation to the city of the territory upon which the sign is located, shall be subject to the provisions of this article.

Sec. 8-5.631920. Sign Maintenance.

Sec. 8-5.6319. Sign Maintenance.

All signs and associated supporting structures shall be maintained in good condition, without rips, tears, and similar damage.

- A. **Deteriorated Signs.** Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, or in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- B. **Graffiti.** Graffiti on a sign shall be removed within 48 hours of notice of its placement on such sign.
- C. **Maintenance Standards.** All parts, portions, units, and materials composing a sign, together with the frame, background, surface, support, or enclosure shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons, or property or constitute a nuisance.
- D. **Summary Removal of Hazards.** Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, it may be removed by City personnel, or have its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.
- E. **Repair or Removal.** The Development Services Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated. Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Planning **Development Services** Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated.

Sign Terms.

Address Sign. The numeric reference of a structure or use to a street.

A-Frame Sign. A free standing sign usually hinged at the top or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A."

Animated Sign. A sign with messages that visually change, or images that move or appear to move, more frequently than once every 24 hours, regardless of the method by which the visual change is affected. This definition does not include traditional barber poles, hand-held signs, personally attended signs, commercial mascots, scoreboards, or signs which merely display time or temperature.

Awning Sign. A nonelectric sign that is printed on, painted on, or attached to an awning, canopy, or marquee.

Banner. Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. Flags are not within this definition

Cabinet Sign. A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

Canopy Sign. See "Awning Sign."

Changeable Copy sign. A sign designed to allow the changing of copy through manual, mechanical, means including date, time, and temperature. This does not include and Electric Message Board.

Civic Event Sign. A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency or similar noncommercial organization.

Developer/Contractor Sign. A temporary sign erected on a parcel on which construction is taking place, indicating the names of the architects, engineers, landscape architects, contractors, and similar artisans, and the owner, financial supporters, sponsors, and similar individuals of firms having a major role or interest with respect for the structure or project.

Directional Sign. Signs limited to directional messages for pedestrian or vehicular traffic, such as "one-way," "entrance," and "exit."

Directory Sign. A sign listing the tenants or occupants and their suite numbers of a building or center.

Face. That portion of a sign upon which the copy is mounted or displayed.

Flag. Any fabric or banner containing distinctive colors, patterns, or design that displays the symbol(s) of a nation, state, local government, company, organization, belief system, idea, or other meaning.

Freestanding Sign. A permanent sign that is self-supporting in a fixed location and not attached to a building. Freestanding signs are of two types: monument and pole. Monument signs are connected or attached to a sign structure, fence, or wall that is not an integral part of a building.

Pole signs are mounted on a pole(s) or other support(s) that are placed on and anchored in the ground or on a base and that is independent from any building or other structure. Flag poles are not within this definition.

Master Sign Program. A coordinated sign plan which includes details of all signs (not including exempt or temporary signs) which are or will be placed on a site, including master identification, individual business, and directory signs.

Monument Sign. A freestanding sign erected to rest on the ground or to rest on a monument base designed as an architectural unit. The width of the base of a monument sign is at least 75 percent of the width of the top of the sign.

Name Plate. A sign that identifies an occupant and/or address.

Off-site Sign. A sign that advertises or informs in any manner, businesses, services, goods, persons, or events at a building site other than upon which the sign is located. Off-premise sign, billboard, and outdoor advertising sign are equivalent terms.

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a rope, wire, or string, usually in a series, designed to move in the wind and attract attention. Flags and banners are not within this definition.

Pole Sign. A freestanding sign mounted on free-standing poles, columns, or other supports.

Political Sign. A temporary sign directly associated with national, state, or local elections.

Projecting Sign. Any sign that is perpendicular to the face of a building and projects more than 18 inches from the face. This category includes awning and under canopy signs.

Real Estate Sign. Any sign, temporary in nature, with copy which concerns a proposed sale, rent, lease, or exchange of real property. This definition does not include occupancy signs at establishments offering transient occupancy, such as hotels, motels, and "bed and breakfast" facilities.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Roof Sign. A sign erected, constructed, or placed upon or above a roof of a building.

Sign. Any identification, description, illustration, or device illuminated or non-illuminated, which is visible to the general public from any exterior public right-of-way, and directs attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, or placard designed to advertise, identify, or convey information. A display, device, or thing need not contain lettering to be a sign. Notwithstanding the generality of the foregoing, the following are not within this definition:

Architectural features. Decorative or architectural features of buildings (not including lettering, trademarks, or moving parts), that do not perform a communicative function;

Fireworks, etc. The legal use of fireworks, candles, and artificial lighting not otherwise regulated by this Code;

Foundation stones, cornerstones;

Grave markers, grave stones, headstones, mausoleums, shrines, and other markers of the deceased;

Personal appearance. Items or devices of personal apparel, decoration, or appearance, including tattoos, makeup, wigs, costumes, and masks, but not including commercial mascots or hand-held signs; and

Symbols embedded in architecture. Symbols of non-commercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building, including stained glass windows on churches, carved or bas relief doors or walls, bells, and religious statuary.

Sign Area. The area contained within a single continuous perimeter enclosing all parts of such sign copy, excluding any structural elements outside the limits of the sign required to support the sign

Snipe sign. A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

Special Event Sign. A sign including but not limited to banners, flags, pennants, or balloons intended to be erected on a temporary basis, and displayed for a limited period of time, to promote a new business, the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Suspended Sign. A sign that is suspended from the underside of a canopy, portico or like structure.

Temporary Sign. A structure or device used for the public display of visual messages or images, which is typically made of lightweight or flimsy materials which is not intended for or suitable for long term or permanent display

Vehicle Sign. A sign which is attached to, or painted on or carried in a vehicle, the principal purpose of which is to attract attention to a product sold or an activity or business.

Wall Sign. Any sign attached to, erected against, or painted upon the wall of a building or structure, the face of which is in a single plane parallel to the plane of the wall. Wall signs also include signs on a false or mansard roof.

Window Sign. Any sign painted, etched, or otherwise affixed to an exterior window of a building, or in the interior of the building, within three feet of a window, intended to be viewed from the exterior of such building. On-site advisory signs are not considered window signs.



Date: April 13, 2016

To: Chairman and Members of the Planning Commission

From: Arnaldo Rodriguez, AICP, Development Services Director

Subject: Consideration of a General Plan Amendment, Specific Plan Amendment, Rezone, and Use Permit to facilitate the installation of two drive-through automated teller machines (ATMs) at Sierra Central Credit Union

Project Location: Southeast corner of Butte House Road and Harter Parkway (Assessor's Parcel Number 59-010-083)

Background

The applicant has filed numerous land use entitlements pertaining to eight acres located at the southeast corner of Butte House Road and Harter Parkway (See **Attachment 1**). The project consists of a proposal to construct a new two-lane one-way driveway off of the existing driveway that accesses Harter Parkway. The drive-through ATMs will be located just south of the existing office building. The two lanes will provide drive-through aisles providing in-vehicle access to two freestanding automated teller machines. There will be a decorative shed roof over the facility. In total the request includes:

1. **GPA 16-01:** Amending the General Plan land use designation from the Business, Technology, Light Industrial designation to the Office and Office Park designation (**Attachment 2**).
2. **SPA 16-01:** Amending the Harter Specific Plan land use designation from the Business Park/Light Industrial designation to the Office Commercial designation (**Attachment 3**).
3. **RZ 16-02:** Amending the zoning for the property from the Heavy Commercial/Light Industrial (*C-M*) Zone District to the Office Commercial (*C-O*) Zone District (**Attachment 4**).
4. **UP 16-01:** A Use Permit for two drive-through ATMs (**Attachments 5 and 6**).

Previous Commission Actions:

The Planning Commission and City Council approved Development Plan 12-02 in 2012, which serves as the master plan for the eight acre Sierra Central Credit Union campus. The original plan called for the project to be completed in three phases, Phase I of which is the existing 53,600 square foot building. Phase II includes a new office building, as does Phase III. However, it should be noted that Phase III provided a parking area where the proposed ATMs are slated to be installed. Given that the drive-through was not identified as part of the original project, the

Development Plan will need to be revised prior to the development of Phase III.

Property Description and Background:

The eight acre site is partially developed with a 53,600 square foot, two-story Sierra Central Credit Union headquarters and customer service facility with associated parking and landscaping. There remains vacant land intended to house two future phases of buildings for the credit union headquarters. No schedule has been provided for the other two phases of the campus construction. The proposed ATM drive-through conflicts with the parking area for the planned Phase III building.

Sierra Central Credit Union recently completed their new corporate office and customer service facility on this site. The entitlements for the existing building and two buildings did not, however, provide for a drive-through ATM facility. ATMs that are attached to the building are permitted uses, but the particular land use designations and zone district that are applied to this property do not allow drive-throughs. In order to facilitate the proposed drive-through facility on this property the General Plan and Harter Specific Plan land use designations and zoning must be revised to designations and a zone district that permit drive-throughs. In addition, all zone districts that address drive-throughs require a Use Permit.

Bordering Uses:

The subject property is surrounded by undeveloped land that is located within the Harter Specific Plan. Adjacent land uses include:

Table 1: *Bordering Land Uses (for the proposed automated machines)*

<i>North:</i>	The Sierra Central Credit Union corporate offices and customer service center (on the same site). Butte House Road is beyond the office building.
<i>South:</i>	Vacant land within the Harter Specific Plan that is designated for employment-type uses. A future office building is planned to be constructed proximate to the ATM site as Phase III of the company's approved development plan.
<i>East:</i>	Vacant land within the Harter Specific Plan that is designated for employment-type uses.
<i>West:</i>	Harter Parkway with vacant land on the opposite side that is within the Harter Specific Plan and designated for multiple-family residential uses.

Proposal Summary:

The following table provides a synopsis of the proposal.

Table 2: *Project Summary*

General Plan Designation

<i>Existing:</i>	Business, Technology, Light Industry General Plan land use designation. This designation provides for a variety of employment-type businesses.
------------------	--

Proposed: The Office and Office Park General Plan land use designation is intended primarily for office and similar type uses, but does not allow light industrial uses that the existing designation permits.

Harter Specific Plan Designation

Existing: Business Park/Light Industrial – This Specific Plan designation is intended to provide a transition between commercial and industrial uses, and is intended to provide areas for the development of job-intensive type businesses.

Proposed: Office Commercial – Similar to the intent of the existing Specific Plan designation, which is job creation, but limited to office-type uses, with minor exceptions.

Zoning Classification

Existing: Commercial/Light Industrial (C-M) Zone District, which does not permit drive-through facilities.

Proposed: Office Commercial (C-0) Zone District, which permits drive-throughs with an approved Use Permit.

Environmental Determination:

An environmental assessment (EA 16-02) was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Based upon the attached environmental assessment and the identified mitigation measure, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration (MND) for this project. The findings of the MND are that the amended General Plan and Harter Specific Plan, and the Rezoning, all of which can be considered more restrictive than the existing designations and zone districts (eliminates light industrial uses from being permitted) and the allowance of parallel drive-through ATMs with a Use Permit, will not create any significant impacts to the property or in the vicinity. As a result, the filing of a MND is appropriate in accordance with the provisions of CEQA.

Staff Comments:

Plan Amendments and Rezoning

The existing Business, Technology and Light Industry (BT&LI) General Plan designation is a broad land use category, allowing for a wide range of uses with a common theme of creating employment opportunities. However, the zoning that implements the BT&LI land use designation, the C-M Zone District, does not provide for drive-through facilities. The primary reason is that the uses allowed by this zone district typically do not utilize drive-through facilities. Drive-throughs are primarily utilized by uses found in commercial zone districts. A known exception is bank; a credit union such as Sierra Central, from a land use standpoint is comparable to a bank. Although, the Sierra Central Credit Union facility is a corporate office, which is

appropriate for the existing zoning, it is also a customer service facility which, similar to a bank, could employ a drive-through. In this rather unique situation an amendment to the General Plan to modify the land use designation to an office designation is appropriate. The Office & Office Park land use designation allows for the Office Commercial Specific Plan designation, and subsequently the application of the Office Commercial (C-O) Zone District. The C-O Zone District permits drive-throughs subject to securing a Use Permit.

The change to an Office designation for both plan land use and zoning is more restrictive than the existing BT&LI designation and accompanying zoning. Given that the site is already partially developed for a less intensive use than commonly found in the C-M Zone district, the proposed modifications are appropriate. The modification to a more restrictive zone district is in keeping with the original intent for the area, which is to attract businesses that provide jobs for the community.

The proposed Office and Office Park designation is not expected to adversely impact the neighboring undeveloped properties that remain designated BT&LI. The range of uses allowed by the more restrictive Office designation is generally compatible with the broader range of uses allowed in the BT&LI designation given that both are envisioned as employment centers.

Use Permit

The requirement for a Use Permit for drive-throughs is generally centered on the proposed use being appropriate for the site, which includes site compatibility, urban design, the relationship with neighboring properties uses (or potential uses in this case), vehicle access, and public safety. A summary is provided below.

Site Compatibility – The City's original review of the Sierra Central corporate headquarters was based on a three-phase project, Phase I of which is the existing 53,600 square foot building. Phases II and III call for the development of additional buildings. The original plan did not, however, include a drive-through. The proposed drive-through does not impact the previously approved building locations; however, it does appear to impact future parking. As a result, a condition has been incorporated that stipulates that the applicant amend the original plan prior to developing Phase III.

Urban Design – The proposed ATMs are inconspicuous when viewed from the public roadway; however, the applicant is proposing an open sided, mono-pitched shed roof to protect the ATM and patrons from inclement weather. The support posts will provide a stone feature, while the roof will match the style and color of the existing carport proximate to the proposed ATM and as the primary building.

Compatibility with neighboring uses – The zoning on neighboring properties are primarily employment type districts. Due to the improvements associated with developing these properties, this area will likely develop with a campus-like office or technology development that includes office, research and development, or similar uses that would be compatible with the proposal.

Public Safety - The proposed drive aisle via the existing drive-approach from Harter Parkway

does not present any public safety concerns. The proposed driveway also connects well with the existing parking drive aisles on the site. The recommended Public Works Conditions of Approval pertain to drainage and pollution control.

Recommended Action:

The appropriateness of the proposed project has been analyzed with respect to its consistency with the General Plan, and Harter Specific Plan and its compatibility with surrounding uses. These factors have been evaluated as described above and by the accompanying environmental assessment. Therefore, staff recommends that the Planning Commission take the following actions:

A. Adopt the following findings:

1. **Environmental:** After reviewing and considering the Mitigated Negative Declaration prepared for the proposed General Plan Amendment, Specific Plan Amendment, Rezoning, and Use Permit, there will be no significant environmental impacts created.
2. **General Plan Amendment:** Re-designating the eight-acre property from Business, Technology and Light Industry Land Use Designation to the Office and Office Park Designation is compatible with the surrounding land use designations and recognizes the existing use and proposed expansion of the site and is consistent with General Plan policies.
3. **Specific Plan Amendment:** Re-designating the property from the Business Park/Light Industrial Specific Plan designation to the Office Commercial designation is consistent with the Office and Office Park General Plan designation.
4. **Rezoning:** The proposed C-O Zone District is consistent with the proposed Office and Office Park General Plan Designation.
5. **Use Permit:** Based upon analysis of the Use Permit application and subject to the applicant's compliance with the Conditions of Approval, the following required findings of Section 8-5.7001(C) of the Municipal Code can be made:

a. The proposal is consistent with the General Plan.

Considering the companion General Plan Amendment as part of this project and the analysis provided in this report, the project is consistent with the General Plan.

b. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this Chapter (Zoning Regulations).

The proposed drive-through facility is incidental to the primary use, which is a 53,000 square foot credit union and corporate office. The proposal does not require any additional parking and an adequate landscape area is proposed around the drive-through. With the added condition that new landscaping be compatible

with the existing landscaping, the site is of adequate size and shape to accommodate the proposed use.

- c. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*

Based on the previously approved entitlements for the Sierra Central campus and related traffic study completed for the Harter Specific Plan, Harter Parkway and Butte House Road are adequate to accommodate the traffic expected to be generated by the overall development of the property. It is anticipated that the drive-through will generate little if any new traffic; rather, it will allow customers to conduct business from within their vehicle rather than walk into the building.

- d. The site design, design of the building, and scale of the project will complement neighboring facilities.*

Based on the analysis provided in the staff report, the design of the project will match the architecture of the existing building, which was determined to be consistent with the Yuba City Design Guidelines. There are no other nearby buildings at this time.

- e. The project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity.*

Based on the initial study prepared for this project, which considers impacts on the site and neighboring properties, there will be no significant environmental impacts created by the completion of this project.

- B. Recommend to the City Council adoption of the Mitigated Negative Declaration 16-01, **Attachment 7**.
- C. Recommend to the City Council approval of General Plan Amendment 16-01, Specific Plan Amendment 16-01, Rezoning 16-02, and Use Permit 16-01, subject to the mitigation measure and conditions below.

Commission Action:

The Planning Commission's recommendations be considered by the City Council.

Attachments:

1. Aerial photo, location map
2. General Plan Amendment map – existing and proposed
3. Harter Specific Plan Amendment map – existing and proposed
4. Rezone map – existing and proposed
5. Project site plan
6. Structure elevations
7. Mitigated Negative Declaration

**USE PERMIT 16-01
CONDITIONS OF APPROVAL**

Planning Division

1. Use Permit 16-01 is for a double drive-through ATM facility that is detached from the main building. This also includes the two-lane one-way driveway that branches off of the primary driveway connecting to the vehicle parking area.
2. Approval of Development Plan DP 16-01 shall be null and void without further action if either the project has not been substantially commenced within 2 years of the approval date of the development plan or a request for an extension of time has not been submitted to the City.
3. Development Plan 16-01 is contingent upon the approval by the City Council of General Plan Amendment 16-01, Specific Plan Amendment 16-01 and Rezone 16-02.
4. Previously approved Development Plan 12-02 must be revised prior to the issuance of building permits for Phase III since the drive-through facility was not included in that approval process.
5. The new landscaping associated with the drive-through shall match the existing landscaping.

Public Works Department

6. Provide curbing, or a graded shoulder, on the southerly side of the proposed ATM driveway to prevent dirt from coming on to the pavement area.
7. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department. Water conservation is a priority for the City, and therefore it is recommended that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.
8. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.
9. Provide an erosion control plan in accordance with the City's updated Storm Water Ordinance.
10. Drainage from the proposed driveway shall drain into existing onsite drainage inlets.
11. All improvements shall be in accordance with Yuba City standards.

Sutter County Public Works Department

12. Parcel 59-010-083 is located in Sutter County Water Agency Zone of Benefit No. 6. Prior to building permit issuance, the applicant shall be required to pay Sutter County Water Agency connection fees and maintenance and operation fees for all increased impervious surfaces of the project. Fees are payable at the Sutter County Public Works Department counter located at 1130 Civic Center Blvd., Yuba City. Phone (530) 822-7450.

Attachment 1: Aerial Photo



Harter Parkway

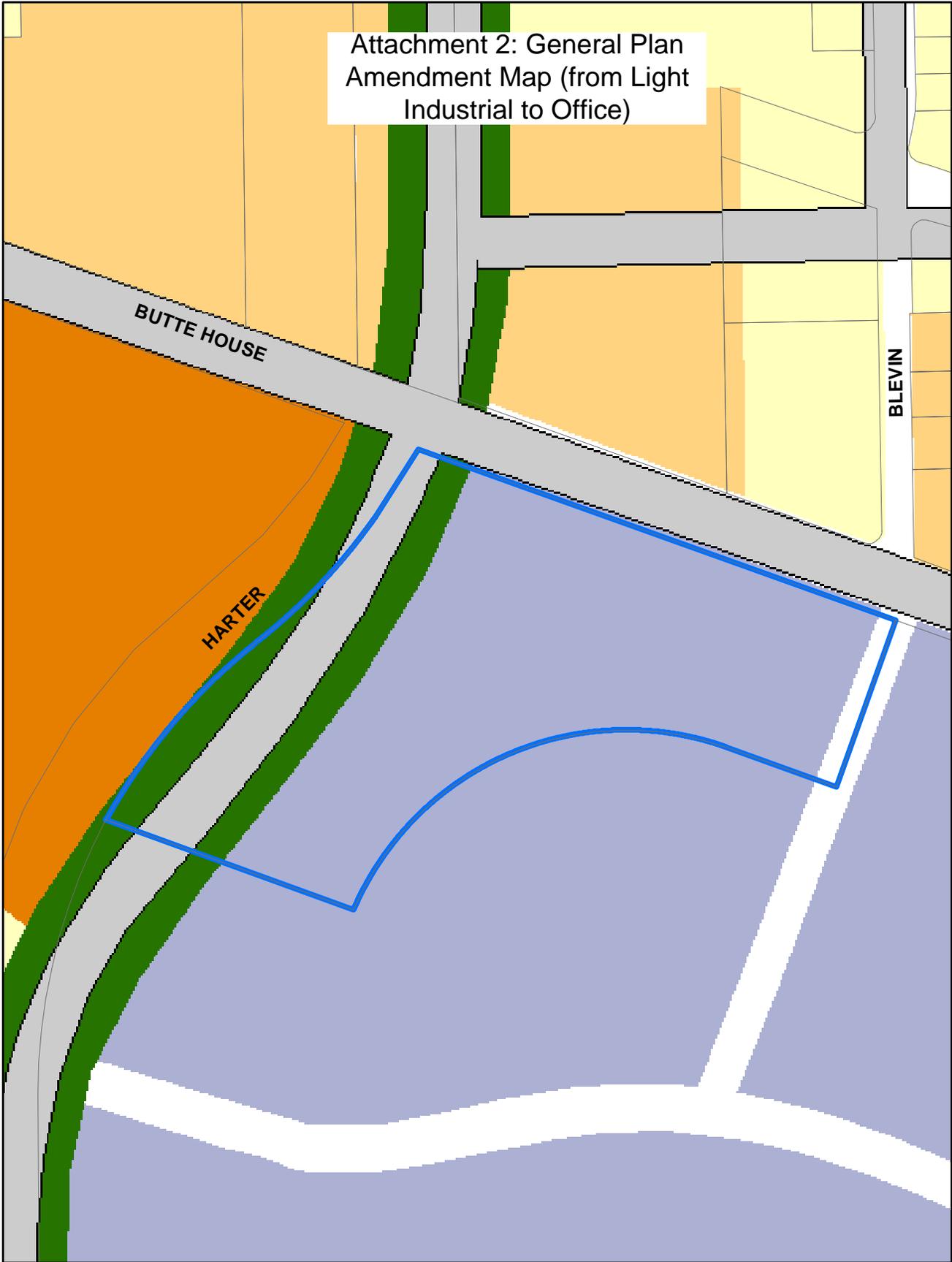
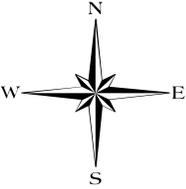
Butte House Road

Sierra Central
Credit Union

Proposed ATMs



Attachment 2: General Plan
Amendment Map (from Light
Industrial to Office)



Southeast corner of Harter Parkway & Butte House Road

GP 16-01

SP 16-01

Sierra Central Credit Union

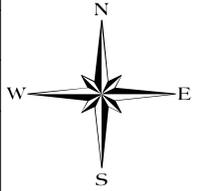
1 inch = 200 feet



Southeast corner of Harter Parkway & Butte House Road

1 inch = 600 feet

Attachment 4: Rezone
Map



EXISTING ZONING: C-M
PROPOSED ZONING: C-O



Southeast corner of Harter Parkway & Butte House Road

Rezone 16-02

Sierra Central Credit Union

1 inch = 200 feet

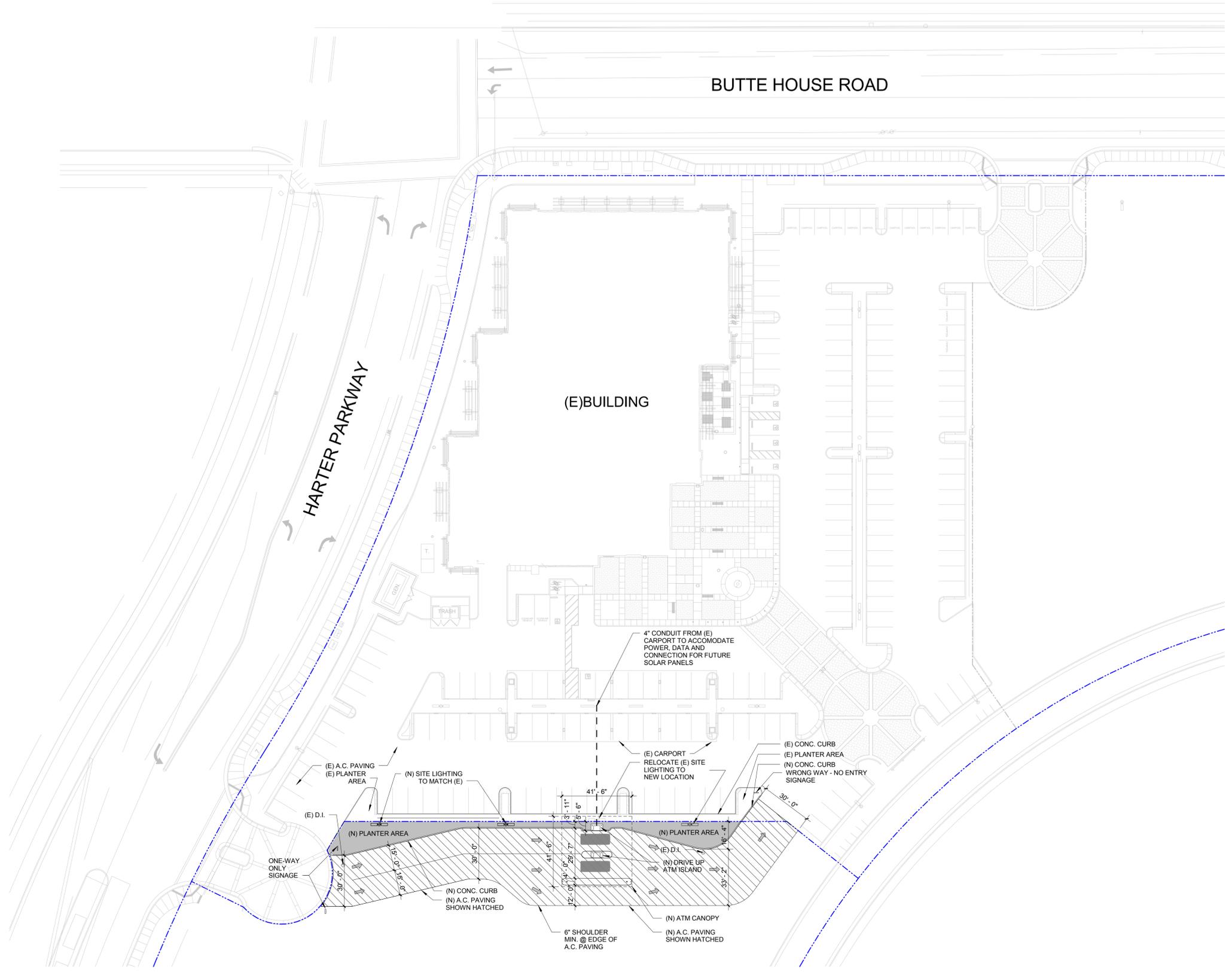
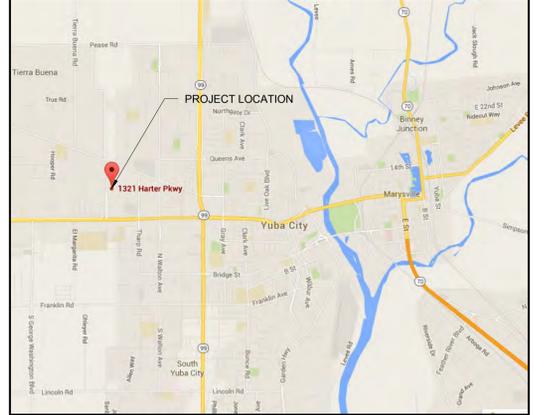


Attachment 5. Site Plan

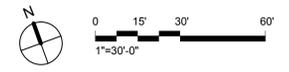
PROJECT INFORMATION

PROJECT LOCATION: SIERRA CENTRAL CREDIT UNION MAIN OFFICES
 1321 HARTER PARKWAY
 YUBA CITY, CA 95993
SITE APN: 059-010-104
TYPE OF CONSTRUCTION: ATM DRIVE-THRU CANOPY, STEEL STRUCTURE
OCCUPANCY GROUP: U- UTILITY AND MISCELLANEOUS
STORIES: 1
BUILDING AREA: ± 1,722 S.F.
BUILDING HEIGHT: 18' - 0"

VICINITY MAP



1 SITE PLAN
 1" = 30'-0"

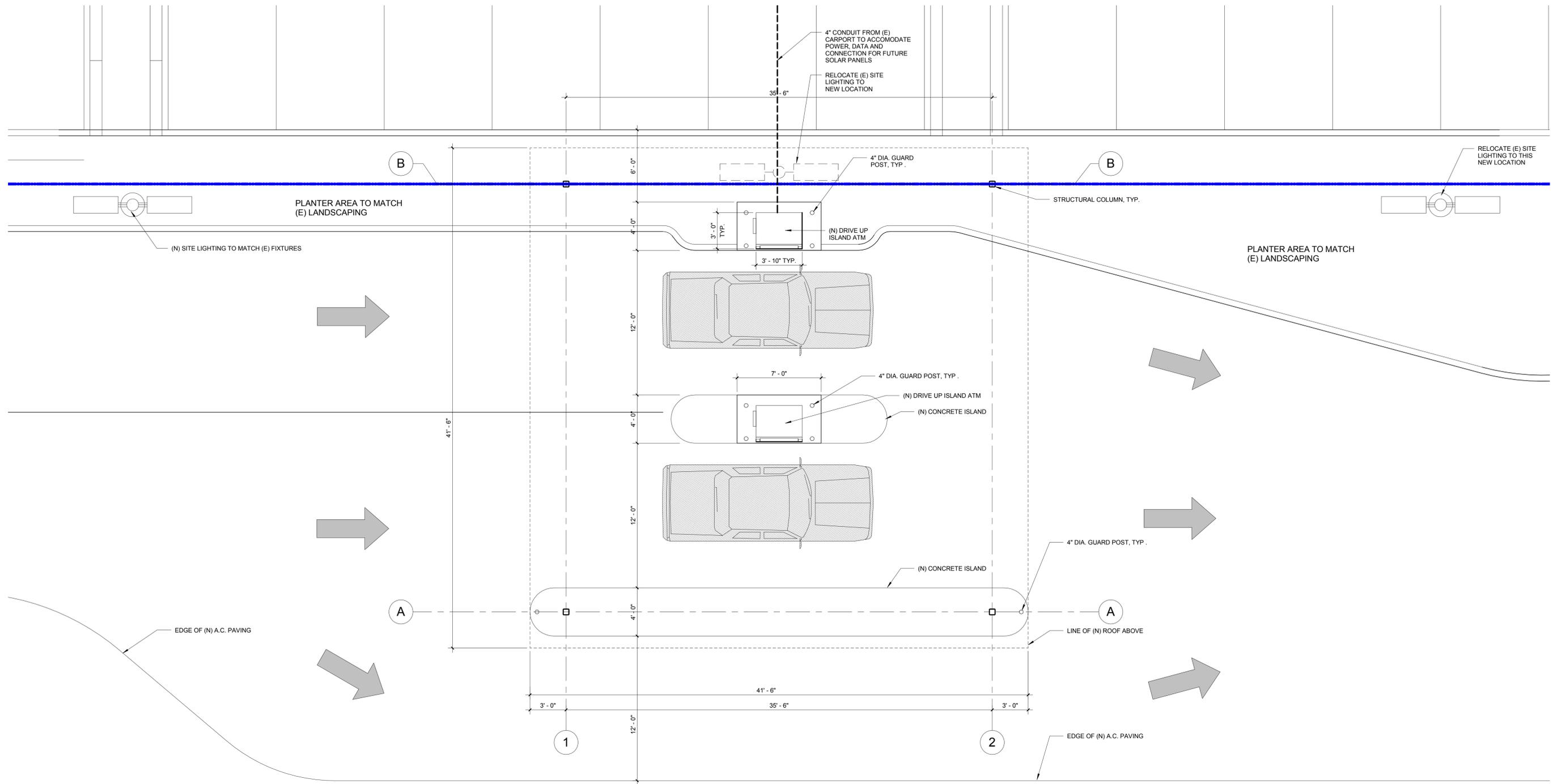


SIERRA CENTRAL CREDIT UNION - ATM OVERALL SITE PLAN

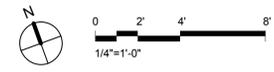
1321 Harter Parkway Yuba City, CA 15037 03/08/16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





1 PLAN AT ATM
1/4" = 1'-0"



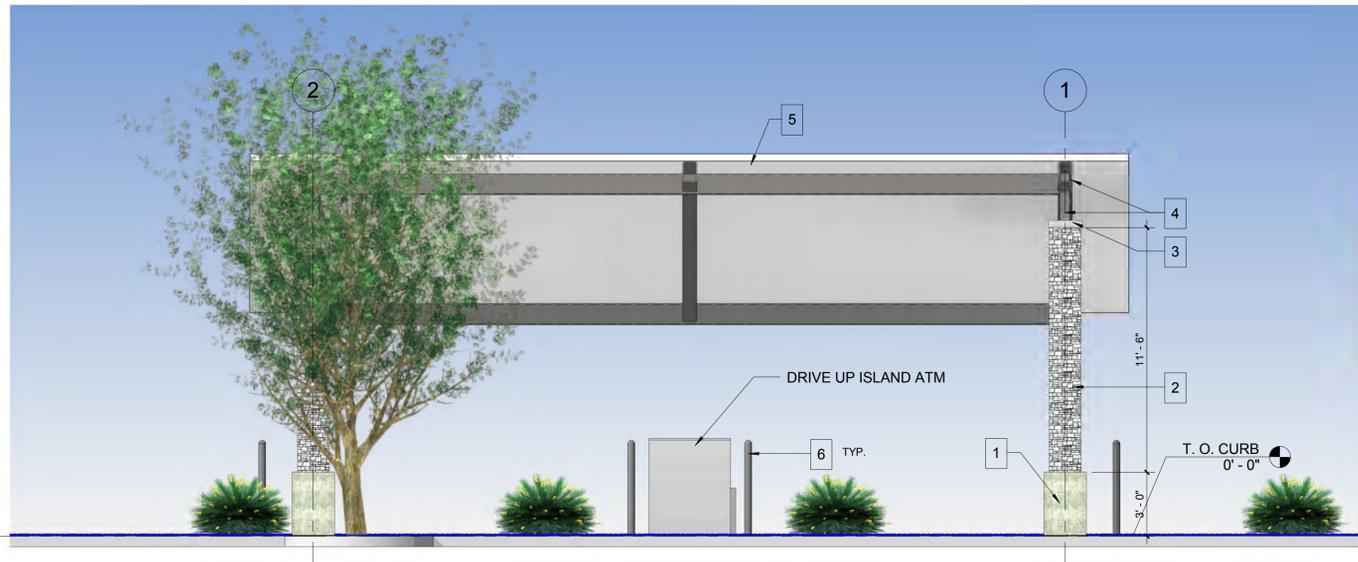
SIERRA CENTRAL CREDIT UNION - ATM ENLARGED SITE PLAN

SA-1.1

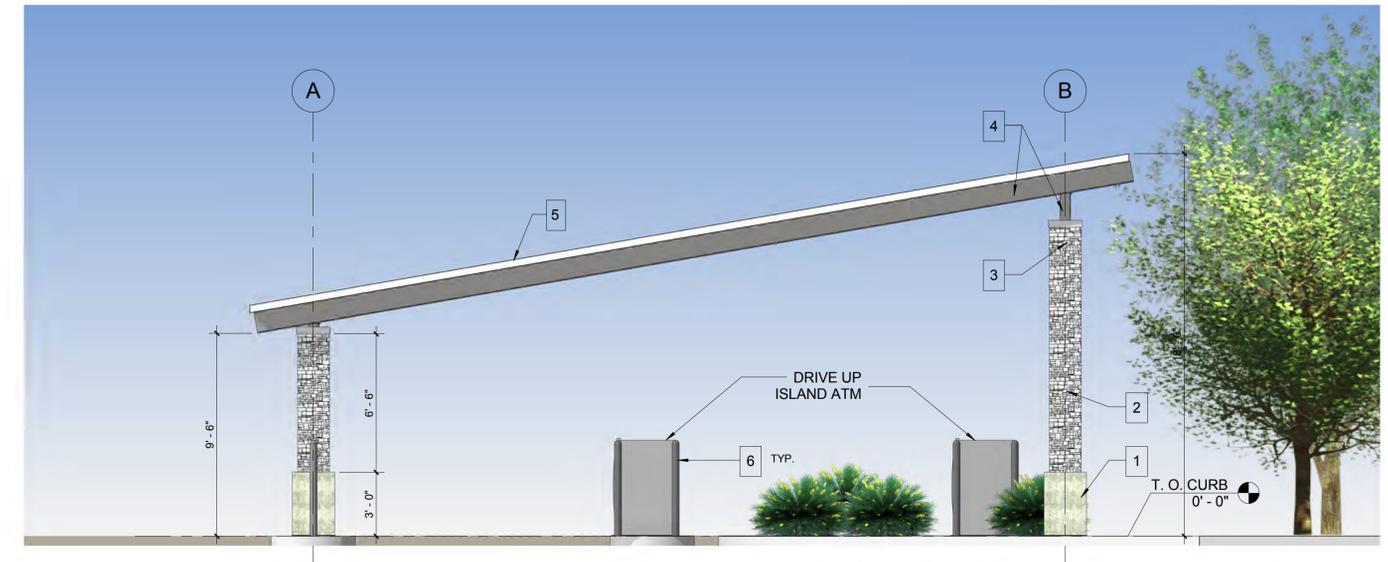




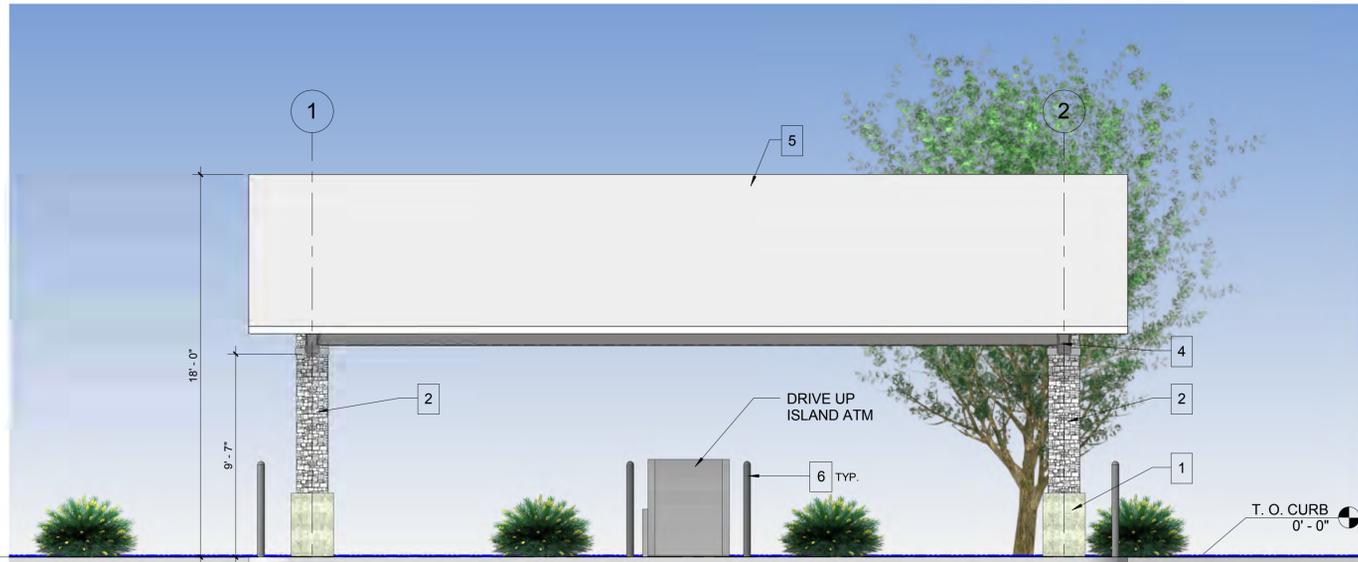
Attachment 6. Building Elevations



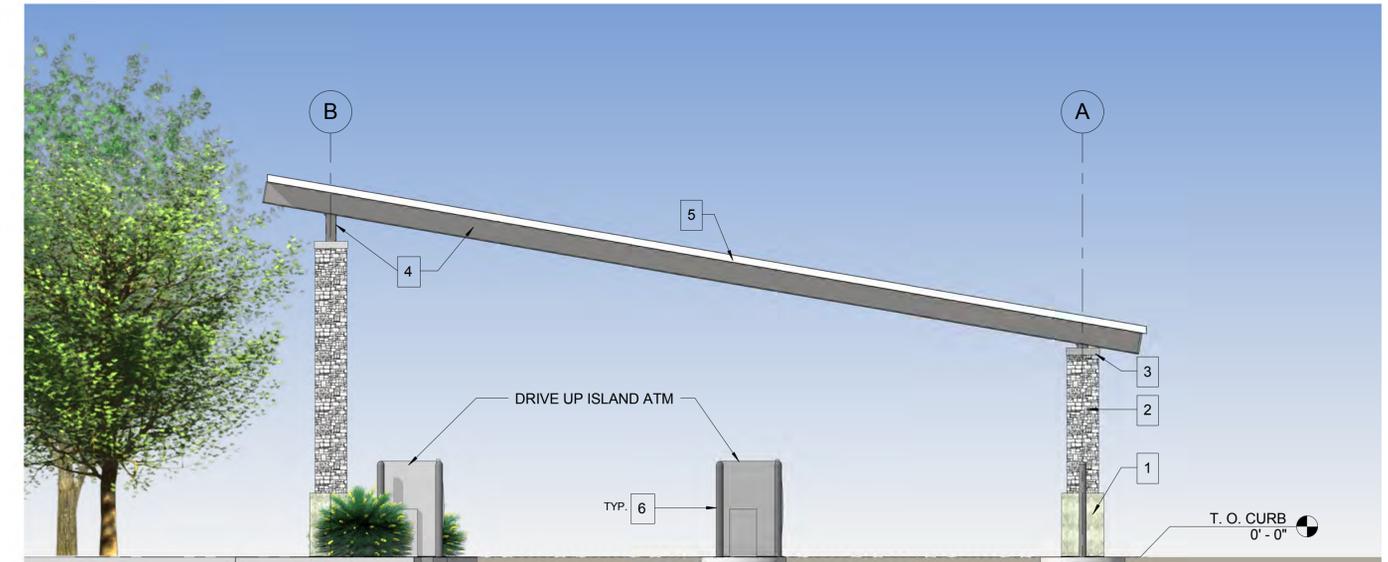
3 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
1.	PRE-CAST CANTERRA STONE, 2-PIECE COLUMN BASE TO MATCH (E) CARPORT P1
2.	NATURAL STONE VENEER TO MATCH (E) CARPORT
3.	STONE VENEER CAP
4.	STRUCTURAL BEAMS AND COLUMNS TO BE PRIMED AND PAINTED TO MATCH (E) CARPORT
5.	PVC ROOFING OVER 1/2" DENS DECK OVER 2" RIGID INSUL. OVER METAL DECK TO MATCH EXISTING CARPORT
6.	4" DIA. GUARD POST PAINTED TO MATCH (E) CARPORT COLUMN

SIERRA CENTRAL CREDIT UNION - ATM ELEVATIONS

1321 Harter Parkway Yuba City, CA 15037 03/08/16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





Attachment 7. Mitigated Negative Declaration 16-02



**Environmental Assessment 16-02
Initial Study and Negative Declaration for
GPA 16-01, SPA 16-01, RZ 16-02, UP 16-01, Sierra Central Credit Union**

Prepared for:

City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

Prepared By:

City of Yuba City
Development Services Department
Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993

March, 2016

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CITY OF YUBA CITY

Development Services Department

Planning Division

1201 Civic Center Blvd. Yuba City, CA 95993 Phone (530) 822-4700

Section 1. Introduction & Project Overview

Purpose and CEQA Process

This Initial Study(IS)/Mitigated Negative Declaration has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the Sierra Central Credit Union General Plan Amendment, Specific Plan Amendment, Rezoning and Use Permit. In addition, this document is intended to provide the basis for input from public agencies, organization, and interested members of the public for the project.

Introduction

This Initial Study has been prepared to identify and assess any anticipated environmental impacts resulting from the proposed General Plan amendment and Specific Plan amendment from Business, Technology and Light Industrial designations to Office designations, rezoning from a Heavy Commercial/Light Industrial Zone District to an Office Commercial Zone District and a use permit for double drive-through ATM machines for the Sierra Central Credit Union in the City of Yuba City. The application is considered a project under the California Environmental Quality Act (CEQA), as the City has discretionary authority over the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 *et seq.*) and the State CEQA Guidelines (Title 14 CCR §15000 *et seq.*). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration (ND) shall be prepared. If in the course of the analysis, it is recognized that the project may have a significant impact on the environment, but that with specific recommended mitigation measures, these impacts shall be reduced to less than

significant, a mitigated negative declaration shall be prepared.

In reviewing all of the available information for the above referenced project, the City of Yuba City Planning Division has analyzed the potential environmental impacts created by this project and a mitigated negative declaration has been prepared for this project.

Intended Uses of this Document

In accordance with CEQA, a good-faith effort has been made during preparation of this Initial Study (IS)/MND to contact affected public agencies, organizations, and persons who may have an interest in the proposed project. In reviewing the Draft IS/MND, affected and interested parties should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the effects of the Plan Amendments, Rezone, and Use Permit would be avoided or mitigated.

The Draft IS/MND and associated appendixes will be available for review during regular business hours at the City of Yuba City Development Services Department (1201 Civic Center Boulevard, Yuba City, California 95993).

Comments on the Draft IS/MND must be submitted in writing during the 20-day comment period, which will commence on March 14, 2016. Written comments on the Draft IS/MND should be sent to the above address by 5:00 p.m. on April 13, 2016.

Notice of Declaration

1. PROJECT TITLE:

GPA 16-01, SPA 16-01, RZ 16-02, UP 16-01, Sierra Central Credit Union.

2. LEAD AGENCY NAME & ADDRESS:

City of Yuba City
Development Services Department, Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993

3. CONTACT PERSON & PHONE NUMBER:

Arnoldo Rodriguez, AICP, Development Services Director
(530) 822-3231
arodrigu@yubacity.net

4. PROJECT LOCATION:

The proposed project is located on a portion of an eight-acre site located at the southeast corner of Harter Parkway and Butte House Road.

5. ASSESSORS PARCEL NUMBERS:

The subject property is identified as Assessor's Parcel Number 59-010-083.

6. PROJECT APPLICANT:

Sierra Central Credit Union
1351 Harter Parkway
Yuba City, CA 95993

7. PROPERTY OWNER:

Sierra Central Credit Union
1351 Harter Parkway
Yuba City, CA 95993

8. GENERAL PLAN, SPECIFIC PLAN DESIGNATIONS, and ZONING:

Existing GP: Business, Technology and Light Industry
Proposed GP: Office and Office Park

Existing SP: Business Park/Light Industrial
Proposed SP: Office

9. ZONE DISTRICT:

Existing: Heavy Commercial/Light Industrial (C-M) Zone District.

Proposed: Office Commercial (C-O) Zone District.

10. PROJECT DESCRIPTION:

There are four parts to this proposal:

1. GPA 16-01: To amend the General Plan land use designation from the Business, Technology and Light Industrial Designation to the Office and Office Park Designation.
2. SPA 16-01: To amend the Harter Specific Plan from the Business Park/Light Industrial designation to the Office Commercial designation.
3. RZ 16-02: To rezone the property from the Heavy Commercial/Light Industrial (CM) Zone District to an Office Commercial (C-O) Zone District.
4. UP 16-01: To develop a double drive-through ATM facility.

11. SURROUNDING LAND USES & SETTING:

The project is surrounded by undeveloped land that is located within the Harter Specific Plan.

Bordering Land Uses (for the proposed ATM machines)

North: The Sierra Central Credit Union corporate offices and customer service center (on the same site). Butte House Road is beyond the office building.

South: Vacant land within the Harter Specific Plan that is designated for employment type uses. A future office building is planned to be constructed proximate to the ATM site as Phase III of the company’s approved development plan.

East: Vacant land within the Harter Specific Plan that is designated for employment type uses.

West: Harter Parkway with vacant land on the opposite side that is within the Harter Specific Plan and designated for multiple-family residential uses.

12. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. permits, financing approval, or participation agreement):

Sutter County Public Works Department (drainage fee)

Feather River Air Quality Maintenance District (FRAQMD)

Section 2. Environmental Checklist and Impact Evaluation

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Written comments may be submitted to the Planning Division prior to the Planning Commission hearing, or at the Planning Commission hearing prior to the close of the public hearing.

Submit comments to:

Development Services Dept.
Planning Division
Civic Center Blvd.
Yuba City, CA

Initial Study Prepared by:

Denis Cook, Planning Consultant

The public hearing for this item is scheduled for April 13, 2016, at 6:00 P.M. before the Yuba City Planning Commission and will be held in the City Council Chambers located at 1201 Civic Center Blvd., Yuba City, California.

Evaluation of Environmental Impacts:

- A. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- B. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- C. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- D. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described below, may be cross referenced).
- E. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:
 - 1. Earlier Analysis Used. Identify and state where they are available for review.
 - 2. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

3. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
- F. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - G. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Section 3. Environmental Checklist and Impact Evaluation

The following section presents the initial study checklist recommended by the California Environmental Quality Act (CEQA) to determine potential impacts of a project. Explanations of all answers are provided following each question, as necessary.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Response to Questions:

NOTE: Even though there is a General Plan amendment, Specific Plan amendment and rezoning accompanying the project, the proposed land use designations and zone district are more restrictive than what now exists. Further, the great majority of the site is approved for and partially completed as corporate offices, which these changes will not affect. The sole physical change is to add two side-by side drive-through ATM machines, a canopy over the ATM area with the accompanying driveways.

- a-c) The actual ATM machines are relatively small when viewed from the public roadway and do not present any aesthetic issues. There is an open sided, mono-pitched shed roof proposed to cover the ATM area from under which business can be conducted from within ones own vehicle. The support posts with the cultured stone wrap and the shed roof will match the style and color of the other support posts and shed roofs that exist in the nearby parking lot.
- d) The property already has a nearby well-lit parking lot. Only minimal new lighting will occur with this drive-through.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Response to Questions:

- a) The City contains soils designated by the California Department of Conservation (CDC), Division of Land Resources (DLRP), as Prime Farmlands and Farmland of Statewide Importance (CDC DLRP, 2014). These lands are located primarily in the extreme western portion of the City and adjacent to urban development, given its configuration and nominal land area.

The property is located on land that has a soil quality that could support agricultural uses. However, the site is well within the boundaries of the urban area, surrounded by non-agricultural uses. The site is already partially developed for office uses and approved to be fully developed as offices, for which a separate environmental document was prepared. The actual drive-through facility will cover only several thousand square feet of the property. Even with this drive-through, the site could never again be reasonably used for agriculture.

- b-c) The property is currently zoned for non-agricultural development; it is not zoned for agricultural uses nor is it under a Williamson Act contract. This is an urban infill project so no agricultural lands are near this property. Therefore this project will not result in the conversion of other agricultural properties to non-agricultural uses.
- d) There are no forest lands or areas designated for forest land in the City of Yuba City. Therefore, construction of the ATM facilities will not result in the loss of forest land or conversion of forest land to non-forest use.
- e) Because the undeveloped properties in this area are surrounded by existing development or land planned for development, it is considered an urban infill project. Considering this and the discussion provided in Part a, above, this project will not result in any significant impacts due to the conversion of other agricultural properties to non-agricultural uses.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

The Feather River Air Quality Management District (FRAQMD) is the local agency charged with administering local, state, and federal air quality management programs for Yuba and Sutter Counties. The FRAQMD's jurisdiction is located in Northern California in the Northern Sacramento Valley Air Basin. The major pollutants of concern in the Northern Sacramento Valley are ozone (O3) and particulate matter (PM). According to the Northern Sacramento Valley Planning Area (NSVPA) 2015 Triennial Air Quality Attainment Plan, Sutter County, in which the City of Yuba City is located, was designated as a nonattainment-transitional district that does not exceed the state ozone standards more than three times at any monitoring location in a single

calendar year (Sacramento Valley Air Quality Engineering and Enforcement Professionals [SVAQEPP] 2015).

Response to Questions:

a-d) The GPA, SPA and rezoning will have no effect since the use as a credit union offices will not change. The drive-through will not increase the amount of traffic to the facility, but instead allow customers to conduct business from their car, rather than walk to the building. Engine idle times will likely increase due to the ATM user’s engines running during that activity. FRAQMD reviewed the proposal and did not consider the impact to be significant.

e) The ATM do not create any odor given that they simply dispense money and/or accept checks and/or money.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Response to Questions:

a-d) The GPA, SPA and rezoning will not change the uses of the site for offices so there will be no impacts from those amendments.

The ATM area is located in a place that was recently graded due to the construction of the nearby office building for which a separate environmental document was prepared, so there will be no potential significant impacts on biological resources.

e,f) There are no policies, ordinances or adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans in the vicinity of the project.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource.			X	
b) Cause a substantial adverse change in the significance of an archeological resource.			X	
c) Directly or indirectly destroy unique paleontological resources or site or unique geologic features?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Response to Questions:

a) The proposed project will not cause a substantial adverse change to a historical resource, as there are no older structures on the site.

b-d) There are no known archaeological resources located on the site. As part of the construction of the existing office building that the project is located, the site was completely graded. Prior to that the property was used for agriculture and had been tilled for many years. Because of the past ground disturbance, it is very unlikely that any paleontological or archeological artifacts exist in the area. However, the following mitigation will be placed on the project:

Mitigation Measure:

Cultural Resources Mitigation Measure: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation

of Archeological Resource Management Reports, which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
c) Be located on expansive soil, as defined in the California Building Code creating substantial risks to life or property?				X
d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Response to Questions:

a-b) No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce motion in Yuba City. However, potentially active faults do exist in the Sutter Buttes but those faults are considered small and have not exhibited activity in recent history (last 200 years).

In the event of a major regional earthquake, fault rupture or seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures. Ground shaking could potentially expose people and property to seismic-related hazards, including localized liquefaction and ground failure. All new structures are required to adhere to current California Uniform Building Code (CUBC) standards. These standards require adequate design, construction and maintenance of structures to prevent exposure of people and structures to major geologic hazards.

General Plan Implementing Policies 9.2-I-1 through 9.2-I-5 reduce impacts to less than significant.

According to the Environmental Impact Report prepared for the City’s General Plan, due to the area’s flat topography, erosion, landslides, and mudflows are not considered to be a significant risk in the City limits or within the Urban Growth Boundary.

- c) The extreme southwest corner of the Yuba City Sphere of Influence is the only known area with expansive soils. The project site is not located within this area and therefore will not be impacted by the presence of expansive soils.
- d) The project will not require the use of septic tanks or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Response to Questions:

a-b) Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The accumulation of GHGs has been implicated as a driving force for Global Climate Change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth’s climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere. Both natural processes and human activities emit GHGs. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased emission of GHGs and long-term global temperature. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to

agriculture, changes in disease vectors, and changes in habitat and biodiversity. GHG impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA, 2008).

The proposed project would include construction and operational activities. Construction activities would include site preparation, grading, construction of driveways, pads for the ATM machines and the shed roof structure. Due to the small size of this project, it would not be classified as a major source of greenhouse gas emissions by CARB (the lower reporting limit being 25,000 metric tons/year of CO₂). Therefore this impact would be considered less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section and, as a result, would create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Response to Questions:

- a-c) The only hazardous materials associated with this project are those materials associated with construction activities such as solvents, oil and fuel. Provided that proper use and storage is utilized for these materials in accordance with adopted laws, and that the proposed project is very small, there will not be created a significant hazard to the public

or the environment through the routine transport, use, or disposal of these hazardous materials.

- d) The site does not appear on any listings of sites that are contaminated by hazardous wastes.
- e) The project is not located within the sphere of influence of the Sutter County Airport.
- f) There are no private airstrips located within City limits or the City's Urban Growth Boundary.
- g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Neither the Police or Fire Departments expressed concern over the project's impacts on any emergency response plans.

IX. HYDROLOGY AND WATER QUALITY

Response to Questions:

- a) The proposed double drive-through will not violate any water quality or wastewater discharge requirements. Any runoff associated with construction is addressed in part through General Plan Implementing Policies 8.5-I-1 through 8.5-I-10 which require a wide range of developer and City actions involving coordination with the State Regional Water Quality Control Board, protecting waterways, and following Best Management Practices for new construction. The project will have the following conditions of approval that will reduce construction-related impacts to a less-than significant level:

Provide curbing, or provide a graded shoulder, on the southerly side of the proposed ATM driveway to prevent dirt from coming on to the pavement area.

To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department. Water conservation is a priority for the City, and therefore recommends that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.

All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.

Provide erosion control plan in accordance with the City's updated Storm Water Ordinance.

Drainage from the proposed driveway shall drain into existing onsite drainage inlets.

- b) The project will need water only for the new landscaped areas. The project will be served by the City water system, which primarily uses surface water. The City has concluded that it has adequate surface water entitlements from the Feather River as well as treatment/distribution capacity to accommodate any need associated with the project. The reduced groundwater recharge that could result from the additional impermeable surfaces associated with this project will not be significant due to the very small size of the project.
- c) The project is located within the Sutter County Water Agency Zone of Benefit 6, which is requiring the applicant to pay all relevant fees for operation and maintenance of the local

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?			X	
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?				X

drainage system. The project site drains into an established drainage system that has already been established in this area, which is the Live Oak Canal. Therefore the proposed project will not substantially alter the existing drainage pattern of the site or the area. As noted above, all construction must involve use of Best Management Practices and site improvements to collect storm water runoff from the site and help reduce any off-site drainage from occurring other than into the City's storm water drainage system.

- d) The existing drainage system was designed and improved to accommodate storm water drainage from the entire Harter Specific Plan area, which includes this property. Also, the drainage facilities within this area were designed with the assumption that this property would be developed with impermeable surfaces (originally proposed to be a parking lot as Phase III of development of the property). Therefore, the proposed project will not create or contribute storm water runoff that would exceed the capacity of the existing storm water drainage system or provide substantial additional sources of polluted water.
- e) The proposed project will not substantially degrade water quality. As noted under item a) above, site development will be required to adhere to the General Plan Implementing Policies cited to ensure that water quality degradation does not occur.
- f-h) According to the Federal Emergency Management Agency, this portion of the City is considered to be outside of the 100-year flood plain. It is classified as such because of an extensive series of levees and dams along the Feather and Yuba Rivers, which protect the city from potential flooding. Local drainage improvements, principally the Live Oak Canal, provide storm water relief for this area.
- i) There are 10 dams located outside Sutter County that could cause significant flooding should failure occur, among which there are six dams that are located on the Feather River and Yuba River. Failure of any one of these dams could cause significant flooding in Yuba City. These dams are under the jurisdiction of the California Department of Water Resources (DWR), Yuba County Water Agency, Pacific Gas & Electric, and the Corps of Engineers. However, all new development must be in compliance with General Plan policies to conduct hydrologic studies before construction and to provide information to property owners about the availability of flood insurance, as detailed in Policy 9.3-I-3 and 9.3-I-5. These policies would minimize the effects of prospective growth from flooding hazards and the impact would be less than significant.
- j) A seiche is the periodic oscillation of a body of water resulting from seismic shaking. The City is not close to any big lakes so seiche is unlikely to happen to the City. A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. The City is located inland from the Pacific Ocean, so people or structures in the City would not be exposed to inundation by tsunami. Mudflows are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Landslides are unlikely to happen due to the relatively flat topography within the project area. Thus, it is unlikely

that the project site would be subject to inundation by a seiche, tsunami, or mudflow. Therefore, there is no impact.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Response to Questions:

- a) The project, by its nature, will not physically divide an established community. Instead, it is a very small part of the larger office development plan for this eight-acre property.
- b) The Yuba City General Plan and Harter Specific Plan designations and the zoning for this property is requested by the applicant to be amended to accommodate this project. The new designations and zoning will continue to support the greater development of this property, and as discussed elsewhere in this report, is not expected to impact development of neighboring properties.
- c) There are currently no adopted habitat conservation plans or natural community conservation plans within the City limits or the Urban Growth Boundary.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?				X

Response to Questions:

a-b) The proposed project is not expected to impact mineral resources. The project site has no known mineral resource value nor is there opportunity for mineral resource extraction due to nearby office development on the same property that would be impacted.

XII. NOISE

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Response to Questions:

a-d) The proposed ATM machines are not significant noise generators and therefore are not expected in any significant way to raise the ambient noise levels.

Short-term noise impacts (and possibly some ground borne vibrations if site compaction is required prior to construction) can be expected resulting from site grading and construction activities. Construction-related noise impacts will be less than significant because adherence to City Noise standards is required. These standards limit the hours of operation for construction and use of heavy machinery to daytime hours. Further the construction noise is of limited duration, further limiting any adverse impacts.

e-f) The project is not located within an airport land use planning area. There are no private airstrips in Yuba City.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Response to Questions

- a) The proposed project will not induce substantial population growth in the area since the General Plan already designates the area for commercial development. The proposed General Plan amendment, Specific Plan amendment and rezoning will not change that.
- b-c) The project will not cause any existing housing to be removed that will necessitate the construction of replacement housing elsewhere.

XIV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Response to Questions:

ai-ii) The project site is currently located in the City and is served by Yuba City Police and Fire Departments. The Yuba City Police Department and Fire Department received project plans and did not comment on the project. Other than the very small incremental growth this project brings, the project will not result in any additional need for police or fire protection.

aiii) This project will not result in any additional direct need for educational services since no residential uses are proposed or job creating uses that will induce residential development.

aiv-v) This project will not result in any additional need for parks or other public facilities.

XV. RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Response to Questions:

a-b) The construction of the drive-through ATM facility will not create the need for additional parks.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	

b) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
c) Result in inadequate emergency access?			X	
d) Result in inadequate parking capacity?				X
e) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Response to Questions:

- a,b) This GPA, SPA and rezone does not allow any potential uses that could cause traffic increases any more than allowed by the exiting designations and zoning. The double drive-through ATM machines are not expected to create any new traffic, but instead will allow existing users to conduct their business from within their car, rather than walk to the building.
- c) The Fire Department and Police Departments have reviewed the project plans and did not express concerns about emergency access to the property.
- d) There are no buildings or uses proposed that require parking.
- e) There are no changes proposed that would adversely impact bus or bicycle movements.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projected demand in addition to the existing commitments?				X

f) Be served by a landfill with sufficient permitted capacity to accommodate the solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Response to Questions:

a-e) The GPA, SPA and rezoning will not allow different or larger facilities than are already proposed for the eight-acre property, so no increased use of public facilities is anticipated. The ATM machines do not utilize the wastewater treatment facilities, nor do they generate enough waste to impact landfill activities. The only need for additional water is to irrigate the small amount of additional landscaping that is proposed.

f-g) Yuba-Sutter Disposal, Inc. provides solid waste disposal for the area. Two ATM are not anticipated to generate a large volume of refuse. Moreover, there is adequate collection and landfill capacity to accommodate the proposed development.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the Project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important example of the major periods of California history or prehistory?			X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)			X	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a) The project site is in an urbanized area with little biological value. The proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate an important example of the major periods of California history or prehistory.

- b) The project does not create a situation with limited individual but cumulatively considerable impacts that can be considered significant.
- c) The proposed project will create no adverse impacts, either directly or indirectly, to residents in the project area.

Section 4. References and/or Incorporated by Reference

According to Section 15150 of the CEQA Guidelines, an ND may incorporate by reference all or portions of another document that is a matter of public record. The incorporated language will be considered to be set forth in full as part of the text of the MND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Yuba City Development Services Department located at the address provided above. The following documents are incorporated by reference:

Airport Land Use Commission. 1994. Sutter County Airport Comprehensive Land Use Plan. April 1994.

Airport Land Use Commission. 2011. Yuba County Airport Land Use Compatibility Plan. Adopted March 17, 2011

California Department of Conservation, Division of Land Resource Protection (CDC DLRP). 2014. Farmland Mapping and Monitoring Program – Sutter County Important Farmland 2012. August 2014.

California Department of Conservation, Division of Land Resource Protection (CDC DLRP). 2013. Sutter County Williamson Act FY 2013/2014.

Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

Yuba City, City of. 2016. City of Yuba City Municipal Code. https://www.municode.com/library/ca/yuba_city/codes/code_of_ordinances

Dyett & Bhatia. 2004. City of Yuba City General Plan. Adopted April 8, 2004.

Fehr & Peers Associates, Inc. 1995. Yuba-Sutter Bikeway Master Plan. December 1995.

Feather River Air Quality Management District (FRAQMD) CEQA Significance Thresholds.

Yuba Sutter Transit Route Map.

California Department of Conservation, California Geological Survey. “Fault Zone Activity Map.” Alquist-Priolo Earthquake Fault Zones.

California Department of Toxic Substances Control (DTSC). 2016. EnviroStor. Available at <http://www.envirostor.dtsc.ca.gov/public/>
California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program – Sutter County Important Farmland Map.

Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps.

Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

City of Yuba City Wastewater Master Plan.

Sutter County Airport Comprehensive Land Use Plan, April, 1994.

Yuba County Airport Land Use Compatibility Plan, Sept., 2010.

California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System website. Updated September 7, 2011. Available at http://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

MITIGATION MEASURES AND MONITORING PLAN

Sierra Central Credit Union

Initial Study and Mitigated Negative Declaration EA 16-02

General Plan amendment 16-01, Specific Plan Amendment 16-01, Rezoning 16-02, Use Permit 16-01

Impact	Mitigation Measure	Responsible Party	Timing
V. Cultural Resources	Cultural Resources 1: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports, which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.	Developer, Public Works Dept., Development Services Dept.	During construction phase