



INITIAL STUDY

FOR THE

SUNRISE TOMORROW SPECIFIC PLAN

AUGUST 2020

Prepared for:

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818



D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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INITIAL STUDY CHECKLIST

PROJECT TITLE

Sunrise Tomorrow Specific Plan

LEAD AGENCY NAME AND ADDRESS

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

CONTACT PERSON AND PHONE NUMBER

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PROJECT SPONSOR'S NAME AND ADDRESS

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

PROJECT LOCATION AND SETTING

The Sunrise Tomorrow Specific Plan Area (Plan Area) is located at the southeast corner of Sunrise Boulevard and Greenback Lane in Citrus Heights, California (see Figure 1). Citrus Heights is located within the northernmost portion of Sacramento County, approximately 10 miles northeast of downtown Sacramento, along Interstate 80 between Sacramento and Roseville (see Figure 2).

The Plan Area is part of the Sunrise Marketplace Business Improvement District (BID). The approximately 95.8-acre Plan Area is currently developed with the Sunrise Mall and associated parking areas (see Figure 3). The Plan Area is surrounded by residential development to the south, a mix of residential and commercial development to the east, and commercial development directly to the north and west. The elevation of the site ranges from approximately 170 feet to 180 feet above mean sea level (MSL).

PROJECT BACKGROUND

Since opening in 1972, Sunrise Mall has been a major commercial and social center of Citrus Heights, and generations of residents and visitors have patronized its many businesses and community events. Sunrise Mall is also an economic center for the City of Citrus Heights, providing hundreds of jobs and generating sales tax revenue that funds services for Citrus Heights residents.

The City of Citrus Heights recognizes the importance of Sunrise Mall within the community and aims to ensure that the Plan Area continues to be a regional and local destination. Given the changing retail environment and economic conditions, planning for the mall's future is a key step to ensuring the continued success of the city's core. In July 2019, the City Council adopted an Amendment to the General Plan that requires the development of a Specific Plan for the Sunrise Mall property to guarantee a comprehensive plan for future redevelopment of the mall. In October 2019, the city and its consultants began the process of developing a specific plan.

The proposed Sunrise Tomorrow Specific Plan is the result of a collaborative planning effort to develop a shared vision for the future of the heart of Citrus Heights. The project team studied the existing planning context, documented existing site conditions, and analyzed the current market conditions in Citrus Heights and the greater Sacramento region. Throughout each phase of the project, opportunities were provided for the community to interact with the team and review the progress of the Plan. The community was encouraged to provide ideas and share feedback both on-line and in-person. The project team used this feedback to develop a vision statement, identifying the shared goals and aspirations for the project. Several plan options were developed, representing different ways of organizing development on the site in accordance with the vision. Metrics were provided for each of the options, including an economic impact analysis, which allowed for the city to evaluate the alternatives and identify a preferred option that best represents the shared goals and aspirations of stakeholders in a financially-viable and implementable way. The preferred option was then refined into a Specific Plan Concept and the project team prepared the Draft Specific Plan for review by the city and the community. Once approved, a final Specific Plan and Environmental Impact Report (EIR) will entitle the Plan Area.

PROJECT DESCRIPTION

The project would include adoption of the Sunrise Tomorrow Specific Plan, including the proposed Specific Plan land use map. The Specific Plan also includes a circulation and open space network to support the future land uses. See Figure 4 for the illustrative site plan, which shows an overview of the Plan Area, street network, and open space network.

PLANNING AREAS

As shown in Figure 5, the Plan Area is divided into six Planning Areas:

1. **Planning Area 1 (PA-1):** Located in the northwestern corner of the Plan Area, PA-1 is envisioned to be an employment anchor with office space. Other uses include a hotel and retail uses.
2. **Planning Area 2 (PA-2):** Located in the west-central portion of the Plan Area, PA-2 is envisioned as the “Mixed-Use Core”, to be developed with retail, restaurants, office, multi-family residential units and a hotel all positioned around the Sunrise Commons central gathering space and the main street.
3. **Planning Area 3 (PA-3):** Located in the southwestern corner of the Plan Area, PA-3 is envisioned as the “Anchor Entertainment” with retail and entertainment uses. In addition, the Planning Area is envisioned as a residential hub with stacked flats, townhouses, and senior housing units.
4. **Planning Area 4 (PA-4):** Located in the southeastern portion of the Plan Area, PA-4 is envisioned as “Anchor Retail and Mixed-Use” with retail uses along the main street. A portion of PA-4 would also feature town houses.
5. **Planning Area 5 (PA-5):** Located in the east-central portion of the Plan Area, PA-5 is envisioned as “Anchor Retail and Mixed-Use” along the main street with retail uses. A portion of PA-5 would also feature town houses.
6. **Planning Area 6 (PA-6):** Located in the northeastern corner of the Plan Area, PA-6 is envisioned to contain a hotel and restaurant uses.

DEVELOPMENT ALLOWANCE

The Specific Plan would establish a Maximum Development Allowance and Maximum Development by Land Use for each Planning Area. The Maximum Development Allowance by

Planning Area is inclusive of all uses, and may not be exceeded without a Specific Plan Amendment.

Within each Planning Area, a maximum square footage would be established for all retail, office, community/institutional uses. For residential uses, a maximum number of dwelling units and for hotel uses a maximum number of rooms would be established. See Table 1 for the maximum development allowance and Table 2 for the maximum development allowance by land use.

Table 1: Maximum Development Allowance

Planning Area	Total	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6
Ownership	--	Namdar	Namdar	Seritage	Namdar	JCPenney	Kuen
Gross Site Area (Acres)	95.8	17.2	23.3	1.3	12.7	18.1	3.2
Net Site Area (Acres)*	74.4	14.5	16.3	14.8	11.0	13.9	3.2
Effective FAR**	1.0	0.70	1.55	0.75	1.0	1.0	0.5
Maximum Development (GSF)	3,200,000	445,000	1,110,000	485,000	480,000	610,000	70,000

NOTES: GSF = GROSS SQUARE FEET.

*EXCLUDES INTERNAL ROADS.

**CALCULATED BASED ON NET SITE AREA. FOR INFORMATION ONLY, MAXIMUM ALLOWED DEVELOPMENT DENOMINATED IN GROSS SQUARE FEET (GSF).

SOURCE: GENSLER, 2020.

Table 2: Maximum Development by Land Use*

Planning Area	Total	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6
Ownership	--	Namdar	Namdar	Seritage	Namdar	JCPenney	Kuen
Residential (Units)	2,220	220	620	360	480	540	0
Hotel (Rooms)	480	120	240	0	0	0	120
Retail (GSF)	320,000	60,000	160,000	52,000	20,000	20,000	8,000
Office (GSF)	960,000	280,000	220,000	0	220,000	240,000	0
Community/Institutional (GSF)	450,000	24,000	34,000	12,000	160,000	220,000	8,000

NOTES: GSF = GROSS SQUARE FEET.

*MAXIMUM DEVELOPMENT BY LAND USE EXCLUDES THE AREA OCCUPIED BY EXISTING USES WHILE THEY CONTINUE TO OPERATE; HOWEVER, THE TOTAL BUILDING AREA (INCLUDING EXISTING AND NEW DEVELOPMENT) MAY NOT EXCEED THE MAXIMUM DEVELOPMENT ALLOWED PER PLANNING AREA.

SOURCE: GENSLER, 2020.

As shown in Table 2, the 95.8-acre Plan Area could be developed with up to 2,220 residential dwelling units (DU), up to 480 hotel rooms, up to 320,000 square feet (SF) of retail uses, up to 960,000 SF of office uses, and up to 450,000 SF of community/institutional land uses.

LAND USES

The proposed land use map is shown in Figure 6. The Specific Plan would define allowed land uses to ensure a mix of development that supports a livable urban neighborhood. Proposed land uses (including potential product types) include:

- **Residential:** Townhouses, multi-family lifestyle units (apartments, flats, and mixed use), and senior housing units.
- **Retail / Food / Beverage:** Anchor retail department stores, ground floor retail stores, movie theatres, music venues, grocery stores, restaurants, breweries, and bars.
- **Mixed Use:** Residential lofts above ground floor retail and office uses above ground floor retail.
- **Office:** Creative offices, tech offices, professional offices, and coworking spaces.
- **Community / Institutional:** Child care centers, gyms, and community centers.
- **Hotel:** Conference center hotel, boutique hotel, and extended stay hotel.

- **Parking Structure:** Surface parking, standalone parking structures, and wrapped parking structures.

STREET NETWORK

The proposed street network is shown in Figure 7. The Specific Plan would establish a network of pedestrian and bicycle routes, allowing for easy access across the site. Proposed street typologies include:

- **Main Street:** Allows for flexible space that can easily be closed off for special events.
- **Primary Roads:** Allow for high capacity circulation with two lanes in each direction.
- **Primary Entries:** Allow for high capacity ingress and egress with two lanes in each direction.
- **Secondary Roads:** Allow for local circulation with one lane in each direction.
- **Secondary Entries:** Allow for moderate capacity ingress and egress with one lane ingress and egress.
- **Green Loop Pedestrian / Multi-use Trail:** Protected bike and walking path connecting between the project and surrounding land uses and within the project.

VEHICULAR CIRCULATION

The proposed vehicular circulation network is shown in Figure 8. The Specific Plan would provide for safe and efficient vehicular circulation. Proposed vehicular improvements and typologies include:

- **Vehicle Roadways:** Allow for efficient vehicular circulation of the site and create connections between the project and surrounding land uses and within the project.
- **Driveways & Entry Points:** Access points to various destinations within the site.
- **Loading:** Service access for delivery trucks.
- **Drop Off:** Access for rideshare pickup and drop off.
- **Primary Vehicular Entries:** Allow for two lanes in each direction.
- **Secondary Vehicular Entries:** Allow for one lane in each direction.
- **New Traffic Signal:** A traffic signal would be added replacing an existing right-in/right-out entry to manage the flow of traffic into the site and improved connections to Birdcage.
- **Enhanced Pedestrian Crossings and Intersection Treatments:** Improvements to at-grade pedestrian connections to the adjacent Marketplace at Birdcage.
- **Parking Structure:** Multi-level parking structure
- **Surface Lot:** Ground level surface parking.

PEDESTRIAN AND BICYCLE NETWORK

The proposed pedestrian and bicycle circulation network is shown in Figure 9. The Specific Plan would establish a network of pedestrian bicycle routes, allowing for easy access across the site. Proposed pedestrian and bicycle improvements and typologies include:

- **Sidewalks:** Walking paths surrounding many future buildings with connections between the project and surrounding land uses and within the project.
- **Pedestrian Paseos:** Wide and flexible paths with connections between the project site and surrounding uses.

- **Green Loop Ped / Multi-Use Trail:** Protected path through the site and connecting between the project and surrounding land uses and within the project.
- **Plazas & Parks:** Public parks located throughout the site.
- **Temporary Festival Street:** Flexible space along the main street spine allowing for large, temporary street festivals and events.
- **Transit Station:** A future transit station would be strategically located along the Sunrise Boulevard. The transit station will be designed to host conventional busses as well as adaptable to meet future transit needs.
- **Enhanced Pedestrian Crossings and Intersection Treatments:** Improvements to at-grade pedestrian connections to the adjacent Marketplace at Birdcage.

OPEN SPACE NETWORK

The proposed open space network is shown in Figure 10. The Specific Plan would create a green network of parks, plazas, and streets that are safe and connected with an abundance of sustainably grown vegetation. Proposed open space features include:

- **Green Loop Pedestrian / Multi-Use Trail:** Protected path through the site connecting between the project and surrounding land uses and within the project.
- **Pedestrian Paseo / Walk Streets:** Wide flexible paths with connections between the project and surrounding land uses and within the project.
- **Citrus Steps:** Public outdoor seating at the base of the major office building.
- **Main Street:** Flexible open space for events.
- **Fountains:** Public fountain and play area within Sunrise Commons gathering place.
- **Tented Event Plaza:** Public event space along Sunrise Boulevard.
- **Creek Trail:** Public trail adjacent to creek along Sunrise Boulevard.
- **Urban “Agrihood”:** Community garden along Sunrise Boulevard.
- **Community Park:** Public park connecting the site between the project and surrounding land uses and within the project.
- **Neighborhood Green:** Private parks for housing communities.
- **Medical Green:** Potential open space for medical complex.
- **Shared Green Streets:** Landscaped streets with a large tree canopy.

SUSTAINABILITY

The Specific Plan would incorporate best practices to support sustainable development, including:

- **Existing/Protected Trees**
- **New Tree Canopy**
- **Restored Creek & Native Habitat**
- **Bioswale / Run-off Collection**
- **Large Permeable Green Surfaces**
- **Solar Roof Opportunity Sites**

As part of the proposed Specific Plan, an existing on-site creek along Sunrise Boulevard (located in the southwestern corner of the Plan Area) may be restored and the associated native riparian habitat would be restored. A public trail would be provided adjacent to the restored creek.

PHASING

The proposed phasing plan is shown in Figure 11. The Specific Plan envisions the site to be built over four phases over 20 years. Projected development phasing is based on site availability, market demand and absorption, and development feasibility. The phasing plan includes:

- **Phase 1 - Ready to Go:** Initial development is anticipated to include: redevelopment of the former Sears as a dining entertainment district, retail, limited-service hotel, open space, and up to 245 DU.
- **Phase 2 - Employment Anchor:** Phase 2 development is anticipated to include redevelopment of Macy's Men & Home as creative office campus, additional retail and dining, extended stay hotel, neighborhood park, and up to 135 townhouse DU.
- **Phase 3 - Mixed-Use Main Street:** Phase 3 development is anticipated to include redevelopment of Sunrise Mall as a mixed-use main street with retail, dining, office, residential, full-service hotel, and central open space.
- **Phase 4 - Longtime Opportunities:** Potential Phase 4 development could include the redevelopment of JC Penney and Macy's Women as mixed-use district with office, retail, open space, and residential.

UTILITIES

Similar to the existing Sunrise Mall located on-site, future development allowed under the proposed Specific Plan would connect to existing city infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located on-site and along the various surrounding roadways, including but not limited to Arcadia Drive, Greenback Lane, and Sunrise Boulevard.

The Plan Area would be served by the following existing service providers:

1. Citrus Heights Water District for water;
2. Sacramento Area Sewer District for wastewater collection and treatment;
3. City of Citrus Heights for stormwater collection;
4. Pacific Gas and Electric Company and the Sacramento Municipal Utility District for gas and electricity.

Best management practices (BMPs) will be applied to future development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Plan Area would be directed to stormwater treatment basins, treatment planters, and bioretention areas by an improved stormwater conveyance system on-site. Stormwater runoff would not be allowed to discharge directly to the existing storm drains without first discharging to the bioretention areas. Low impact development strategies and source control measures will be incorporated to treat storm water and reduce runoff. Additionally, erosion and sediment control measures would be implemented during construction.

PROJECT OBJECTIVES

The Specific Plan has been designed to meet the following applicant project objectives:

- Create an economic engine with environments that promote economic activity and job creation, where both employers and employees want to be, by providing a mix of creative office space, food, dining, and entertainment.

- Design a dynamic Main Street and community gathering space with lots to do and see by providing an abundance of open space for event programming and a strategically located main street in the core of the Plan Area.
- Establish a pedestrian-friendly community with a network of parks, plazas, and streets that are safe and connected with shade trees and sustainable landscaping in order to promote healthy activities, such as outdoor gardens, fitness areas, and event lawns.
- Provide safe, convenient, and accessible access to high quality transit corridors with frequent headways and enhanced transit stops.
- Include streets designed for people, with a network of safe and slow speed streets that serve pedestrians and cyclists while allowing vehicular access and enhancing mobility, in order to reduce vehicle-miles-traveled (VMT) and associated greenhouse gas and criteria pollutant emissions.
- Create connected communities with various housing options and high quality of life by providing townhomes, lifestyle housing, senior housing, and mixed use residential.
- Provide for a range of housing densities and product choices affordable to a broad spectrum of income levels including housing options such as townhomes, lifestyle housing, apartments, flats, senior housing, and mixed use residential.
- Allow for phased development and infrastructure improvements to respond to market demand while requiring infrastructure and public facilities necessary to serve the project's needs.
- Transform the Sunrise Mall into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, live, and play, consistent with City General Plan Policy 12.3.

GENERAL PLAN AND ZONING

The General Plan and zoning for the Plan Area are discussed in detail below.

GENERAL PLAN

The Plan Area is designated as General Commercial by the City's General Plan Land Use Map (Figure 12). The General Commercial land use designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The floor-area-ratio (FAR) for nonresidential uses with this designation shall not exceed 0.6. Residential densities shall not exceed 40 units per net acre.

The densities and intensities proposed by the Specific Plan are not supported by the existing General Commercial land use designation. As such, the proposed Specific Plan would require the creation of a new land use category, Marketplace Mixed Use, to the General Plan. The proposed land use is shown in Figure 13.

ZONING

The Plan Area is zoned as Shopping Center (Figure 14) by the City. The Shopping Center zoning district is applied to areas appropriate for a wide range of retail and service land uses, promoting the unified grouping of these uses with convenient off-street parking and loading. Residential uses may also be accommodated as part of mixed-use projects. Projects within this zone are intended to be designed to be an integral part of the surrounding neighborhood, and the larger community. The Shopping Center zoning district is consistent with the General Commercial land use designation of the General Plan. The Shopping Center district allows for 40 units per net acre.

The proposed Specific Plan would require a rezone of the entire Plan Area to the City's Special Planning Area district. Chapter 106.50 of the City of Citrus Heights Municipal Code outlines the development standards for the Special Planning Area district. The purpose of this zoning district is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. The proposed zoning is shown in Figure 15.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

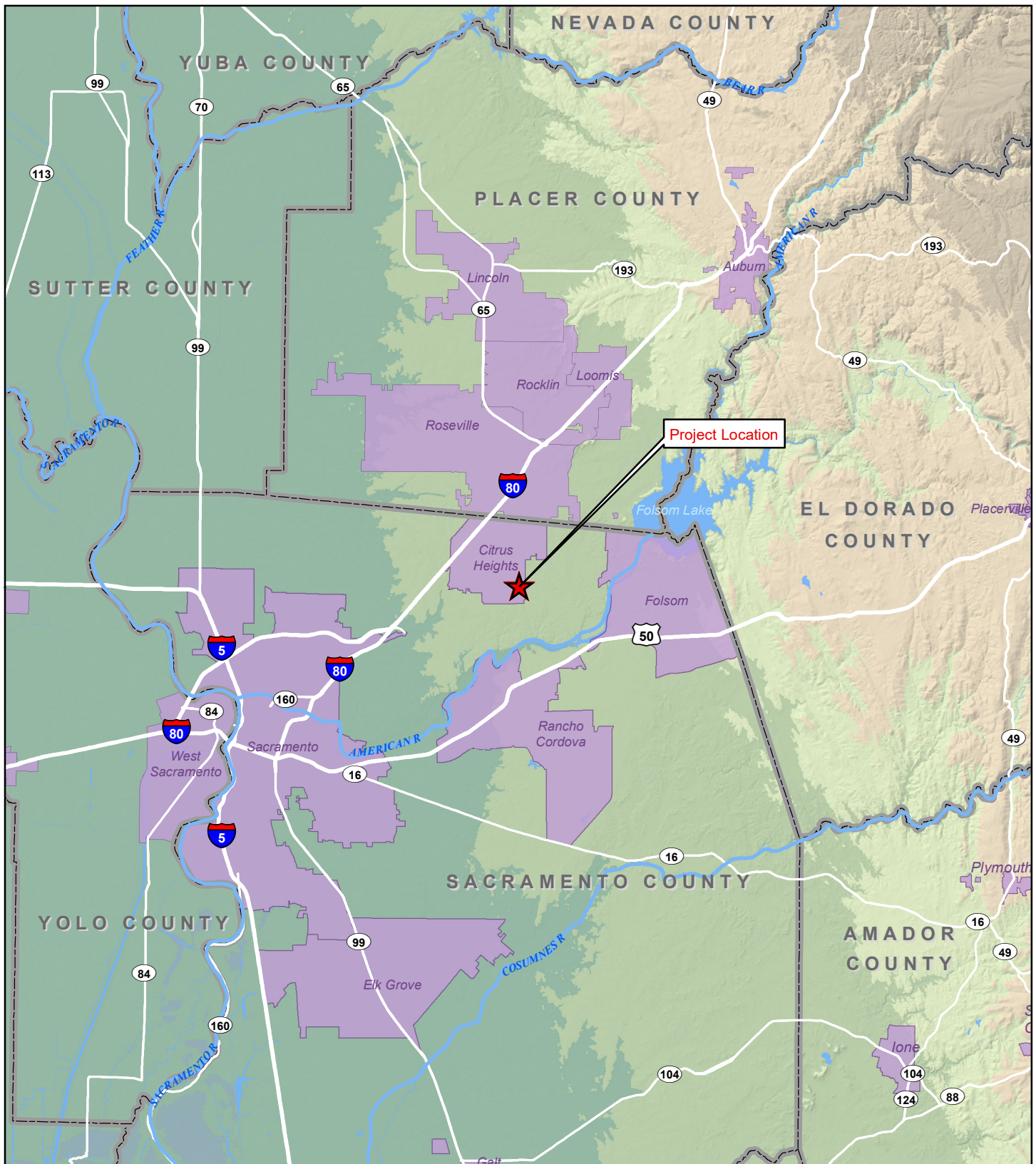
The City of Citrus Heights is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

This document will be used by the City of Citrus Heights to take the following actions:




- Approval of the Specific Plan;
- Approval of the General Plan Amendment to change the land use designation of the entire Plan Area from General Commercial to Marketplace Mixed Use;
- Approval of the rezone of the entire Plan Area from Shopping Center to Special Planning Area;
- Future building, grading, and other permits as necessary for future construction;
- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP);

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

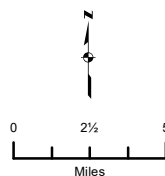
- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – A Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- California Department of Fish and Wildlife (CDFW) – Section 1600 permit for creek restoration;
- U.S. Army Corps of Engineers (USACE) – Section 404 permit for creek restoration;
- Sacramento Metropolitan Air Quality Management District (SMAQMD) – Construction activities would be subject to the SMAQMD rules and regulations;
- Citrus Heights Water District – Approval of infrastructure details for water supply facilities; and
- Sacramento Area Sanitation District – Approval of infrastructure details for wastewater collection facilities.



Legend

-  Project Location
-  County Boundary
-  City Area

Sources: CalAtlas; California County GIS Departments.
Map date: June 26, 2020.

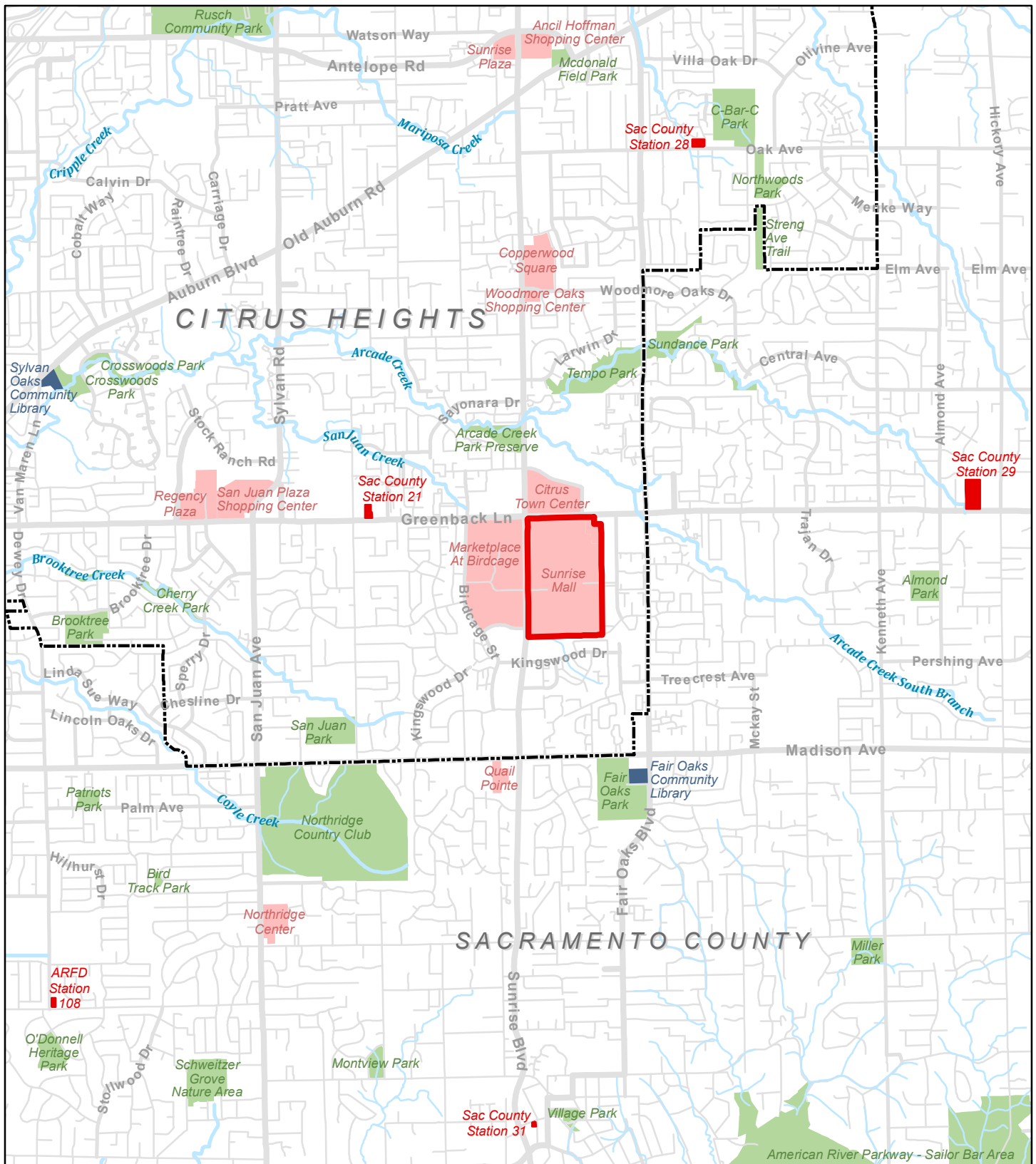


CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

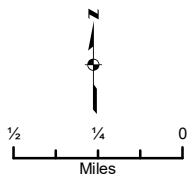
Figure 1. Regional Location Map

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- Legend**
- Library
 - Fire Station
 - Specific Plan Boundary
 - City of Citrus Heights
 - Shopping Center
 - Park



**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

Figure 2. Vicinity Map

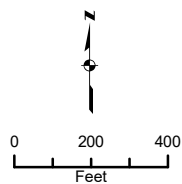
Sources: Sacramento County GIS. Map date: June 29, 2020. Revised: July 23, 2020.

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Legend

Specific Plan Boundary

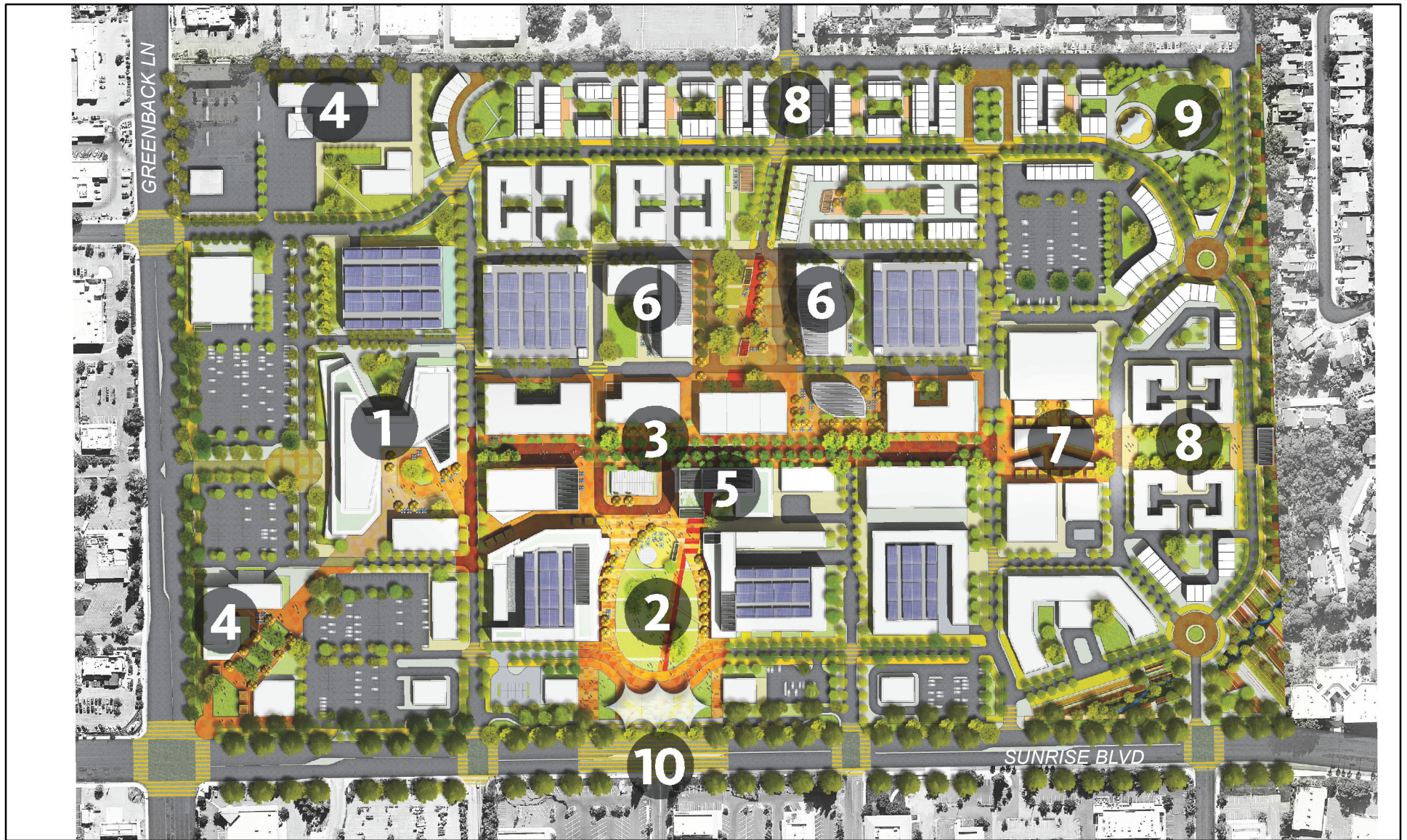


Sources: Sacramento County GIS; ArcGIS Online World Imagery Map Service. Map date: July 23, 2020.

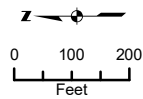
CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

Figure 3. Aerial View of Specific Plan Area

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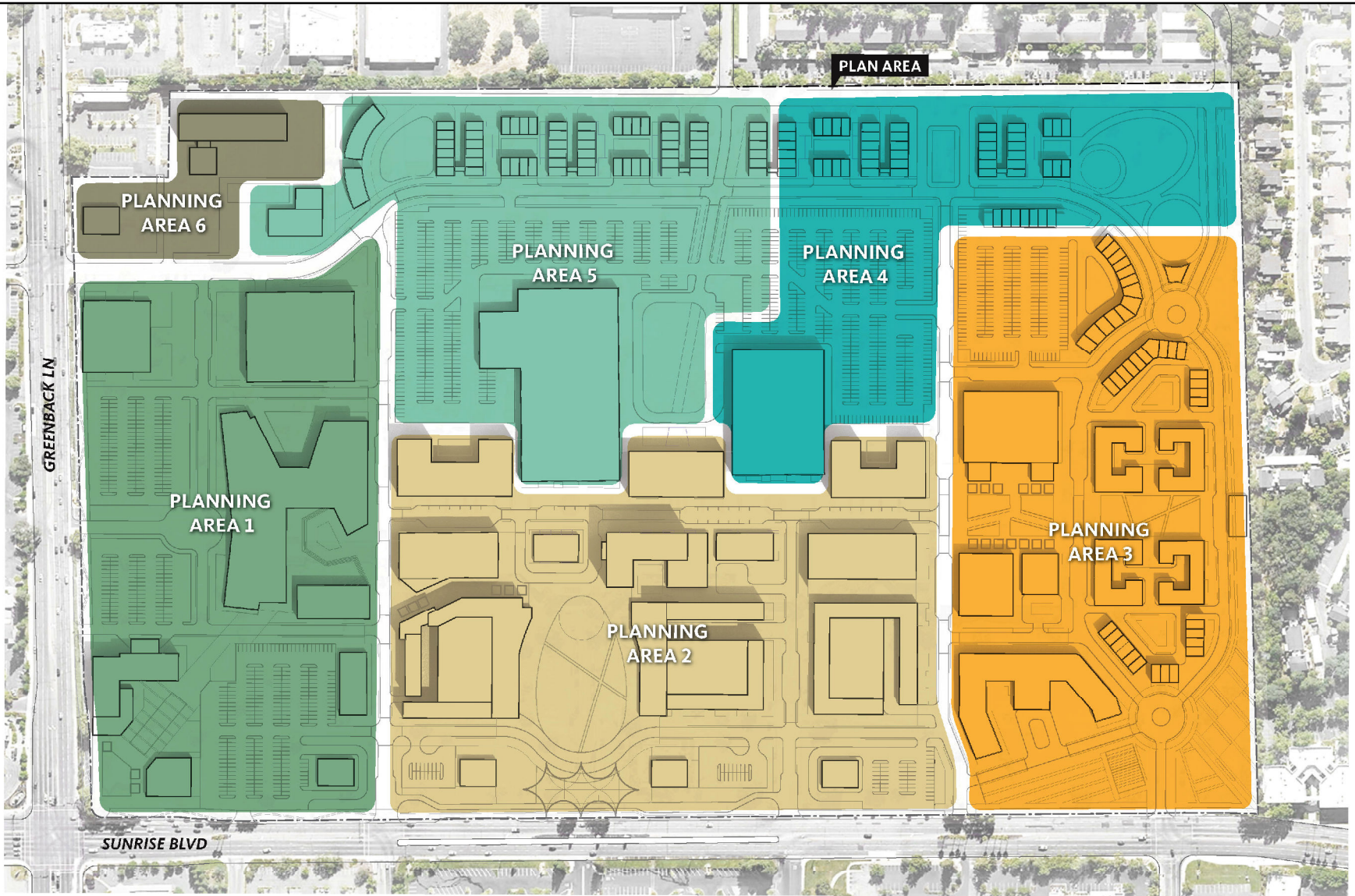
- | | |
|----------------------|-----------------------------|
| 1 Anchor Employment | 6 Medical Office |
| 2 Sunrise Commons | 7 Entertainment Cluster |
| 3 Main Street | 8 Residential Neighborhoods |
| 4 Business Hotel | 9 Community Park |
| 5 Full Service Hotel | 10 Transit Center |






**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

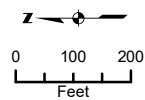
Figure 4. Illustrative Site Plan

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Legend

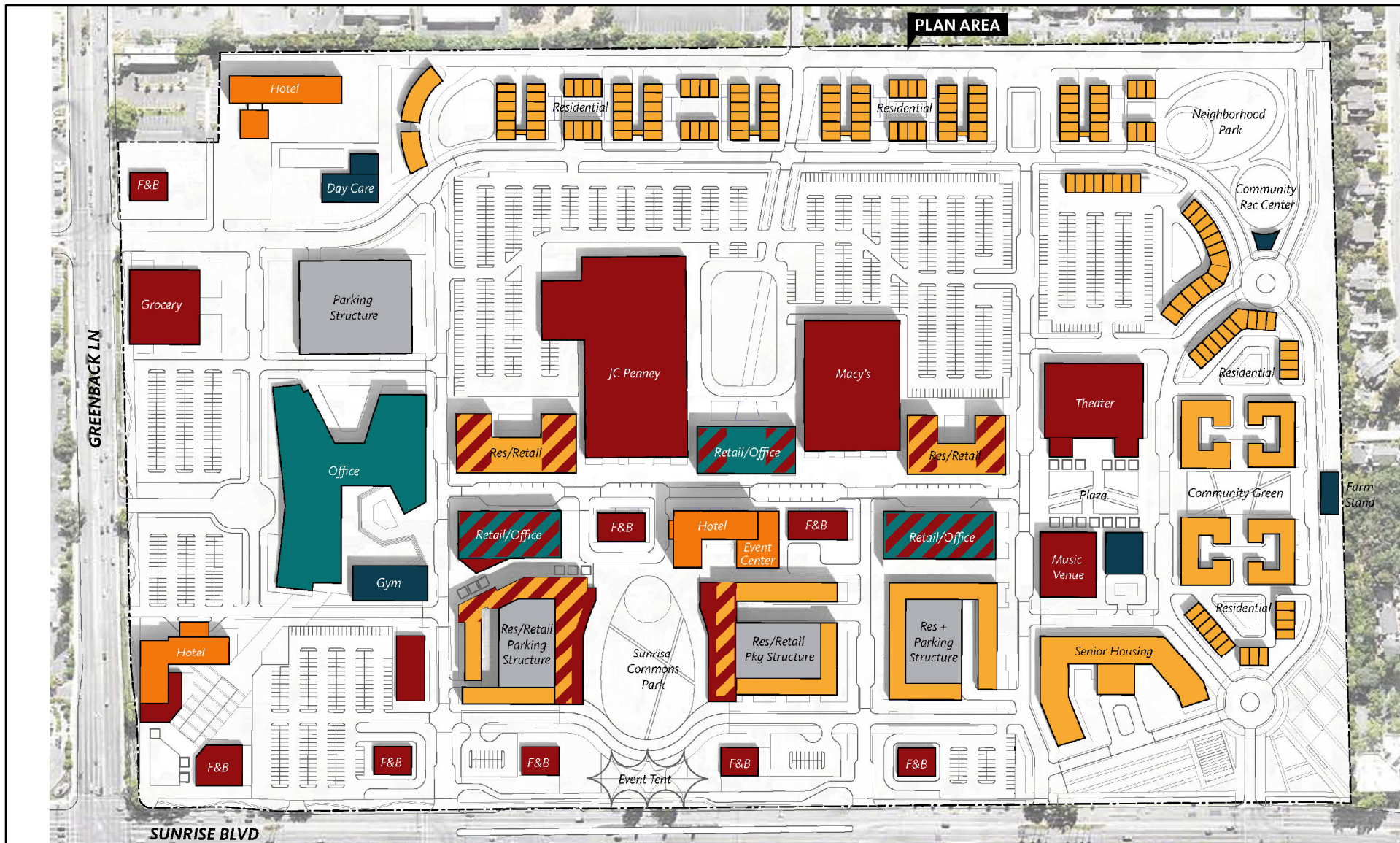
	Planning Area 1		Planning Area 4
	Planning Area 2		Planning Area 5
	Planning Area 3		Planning Area 6










CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

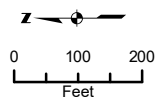
Figure 5. Planning Areas

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Legend

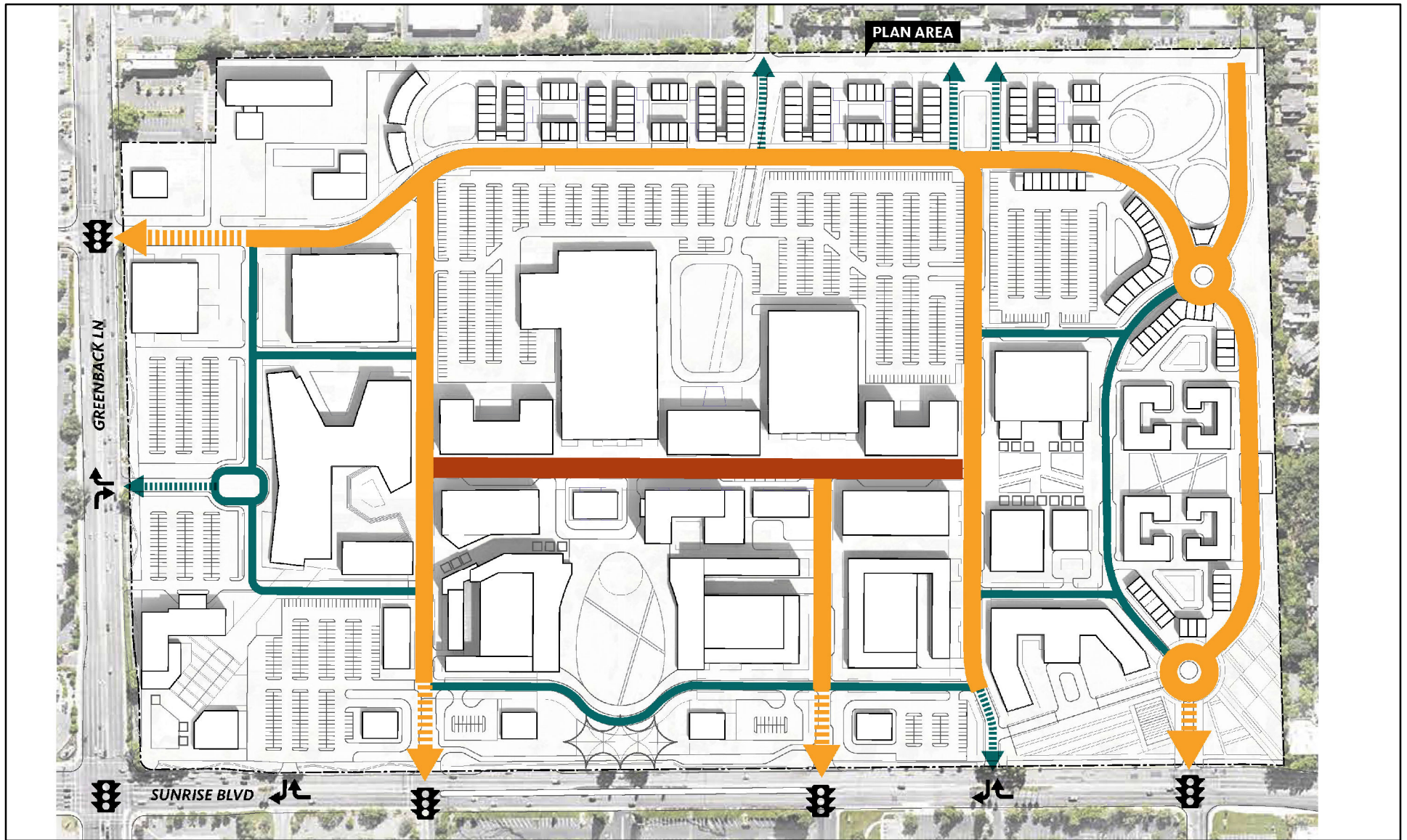
- | | |
|--|---|
|  Residential |  Mixed Use (Retail/Office) |
|  Retail / Food & Beverage |  Community / Institutional |
|  Mixed Use (Retail/Residential) |  Hotel |
|  Office |  Parking Structure |








CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

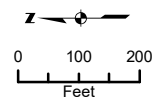
Figure 6. Proposed Land Use

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Legend

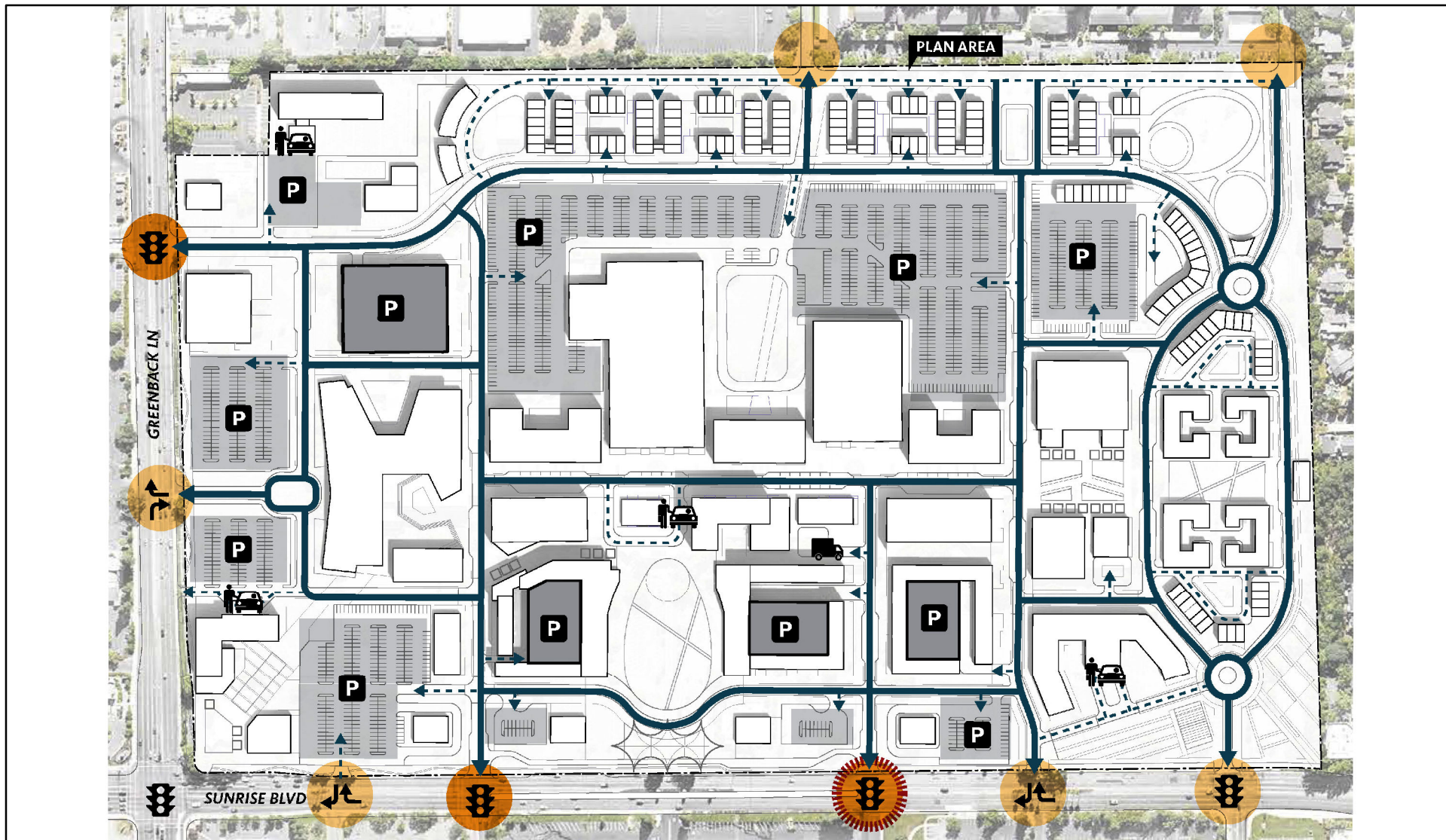
- | | | | |
|---|---------------|---|-----------------|
|  | Main Street |  | Secondary Road |
|  | Primary Road |  | Secondary Entry |
|  | Primary Entry | | |














CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN

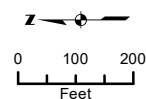
Figure 7. Street Network

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Legend

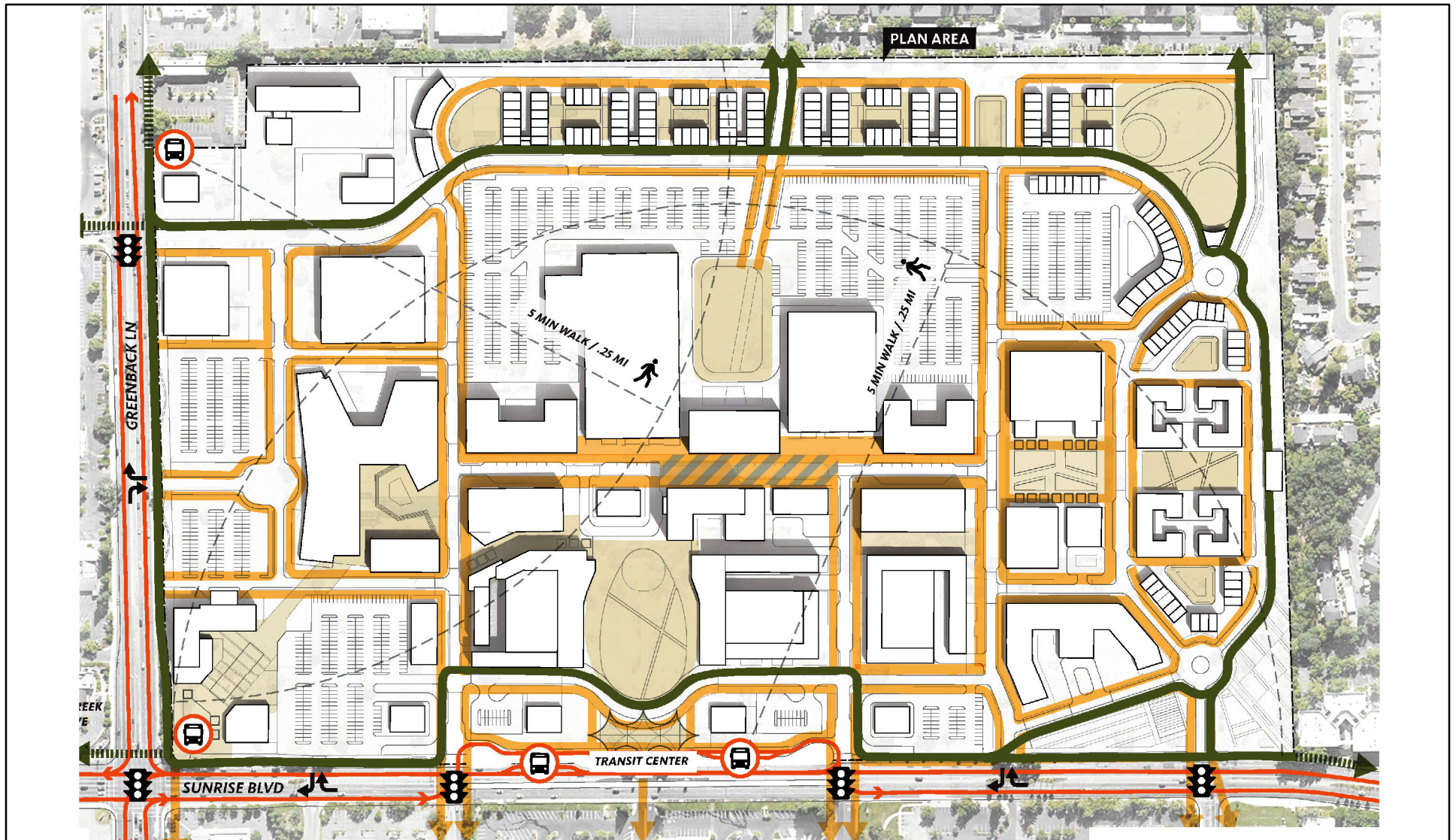
- | | |
|--|---|
|  Vehicle Roadway |  Loading |
|  Driveways & Entry Points |  Drop Off |
|  New Pedestrian Crossing |  Primary Vehicle Entry |
|  Parking Structure |  Secondary Vehicle Entry |
|  Surface Lot |  New Traffic Signal |
|  R-In/R-Out Entry | |



CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

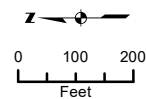
Figure 8. Vehicular Circulation

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Legend

-  Sidewalks
-  Pedestrian Paseos
-  Plazas and Parks
-  Green Loop Ped / Bike Trail
-  Temporary Festival Street
-  Bus Stop / Transit Center
-  Bus Line



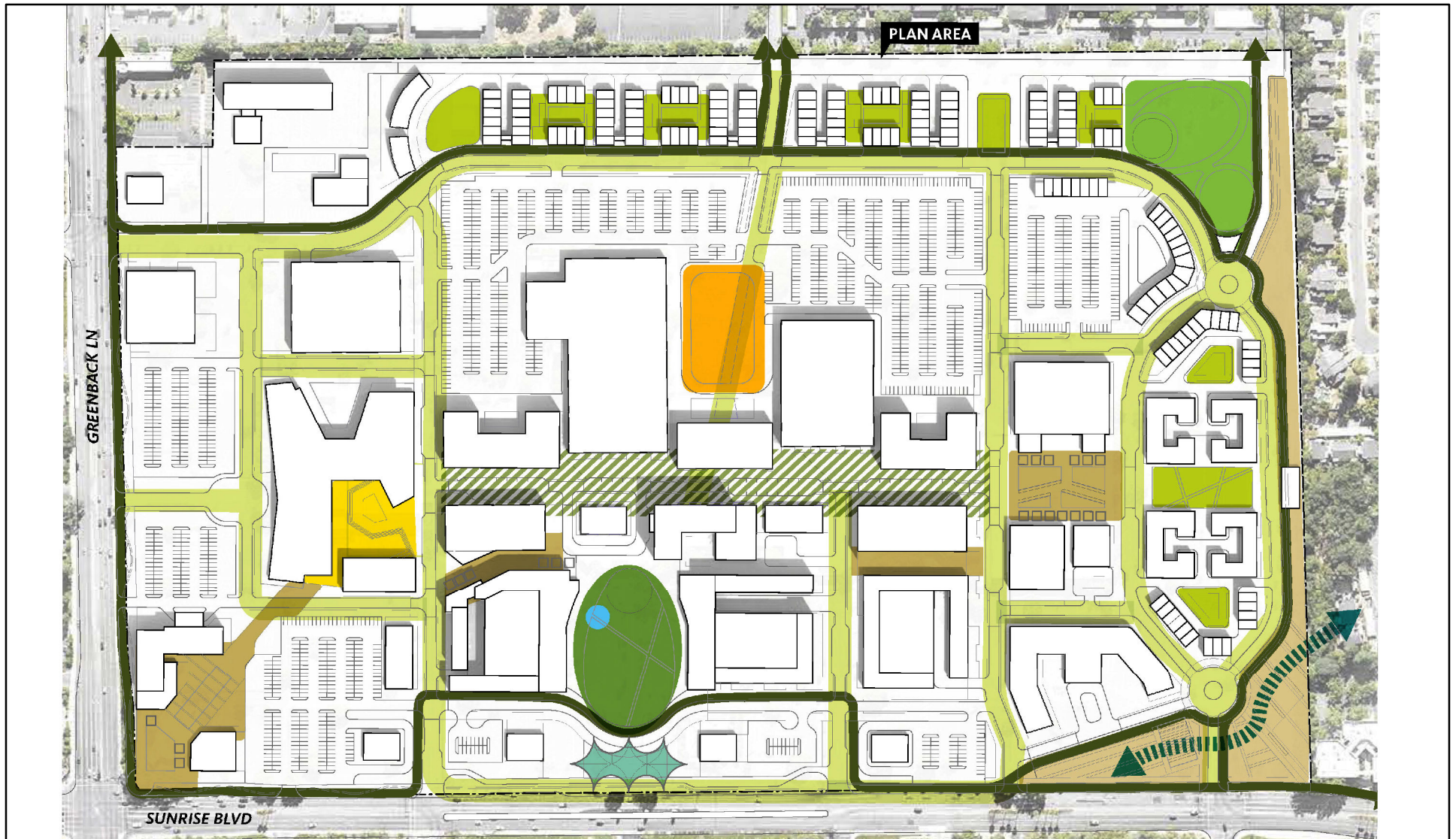
CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

Figure 9. Pedestrian and Bike Network

Source: Sunrise Tomorrow Specific Plan Summary. Map date: July 28, 2020.

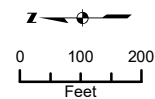
De Novo Planning Group
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Legend

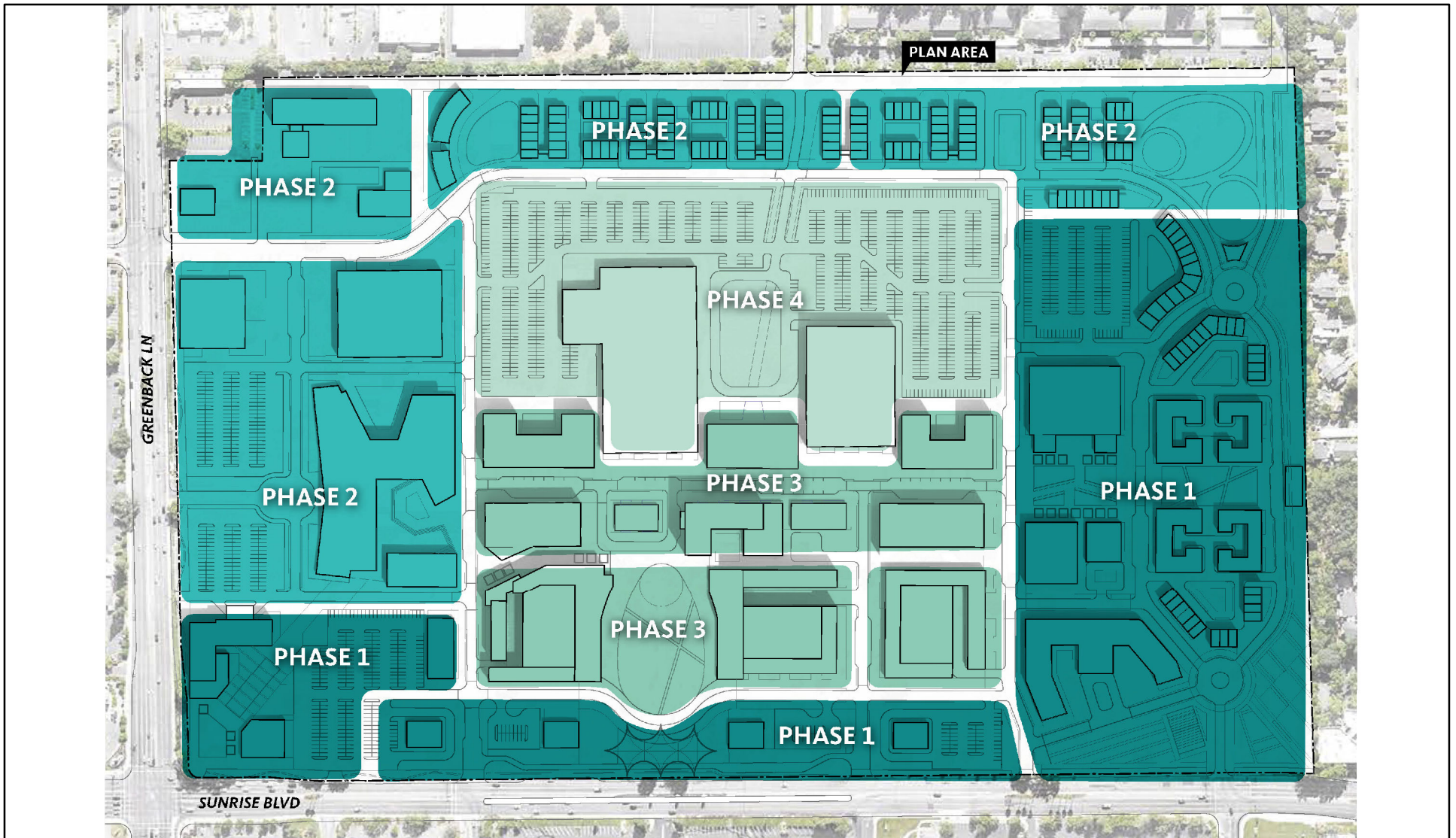
	Green Loop Ped / Bike Trail		Main Street		Neighborhood Park
	Pedestrian Paseo / Walk Streets		Tented Event Plaza		Community Green
	Citrus Steps		Creek Trail		Medical Green
	Fountains		Urban "Agrihood"		Shared Green Streets
			Sunrise Commons		



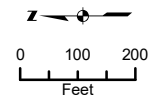
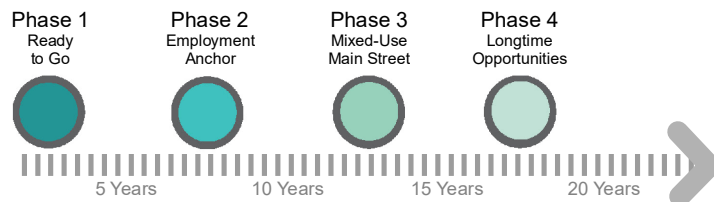
CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

Figure 10. Open Space Network

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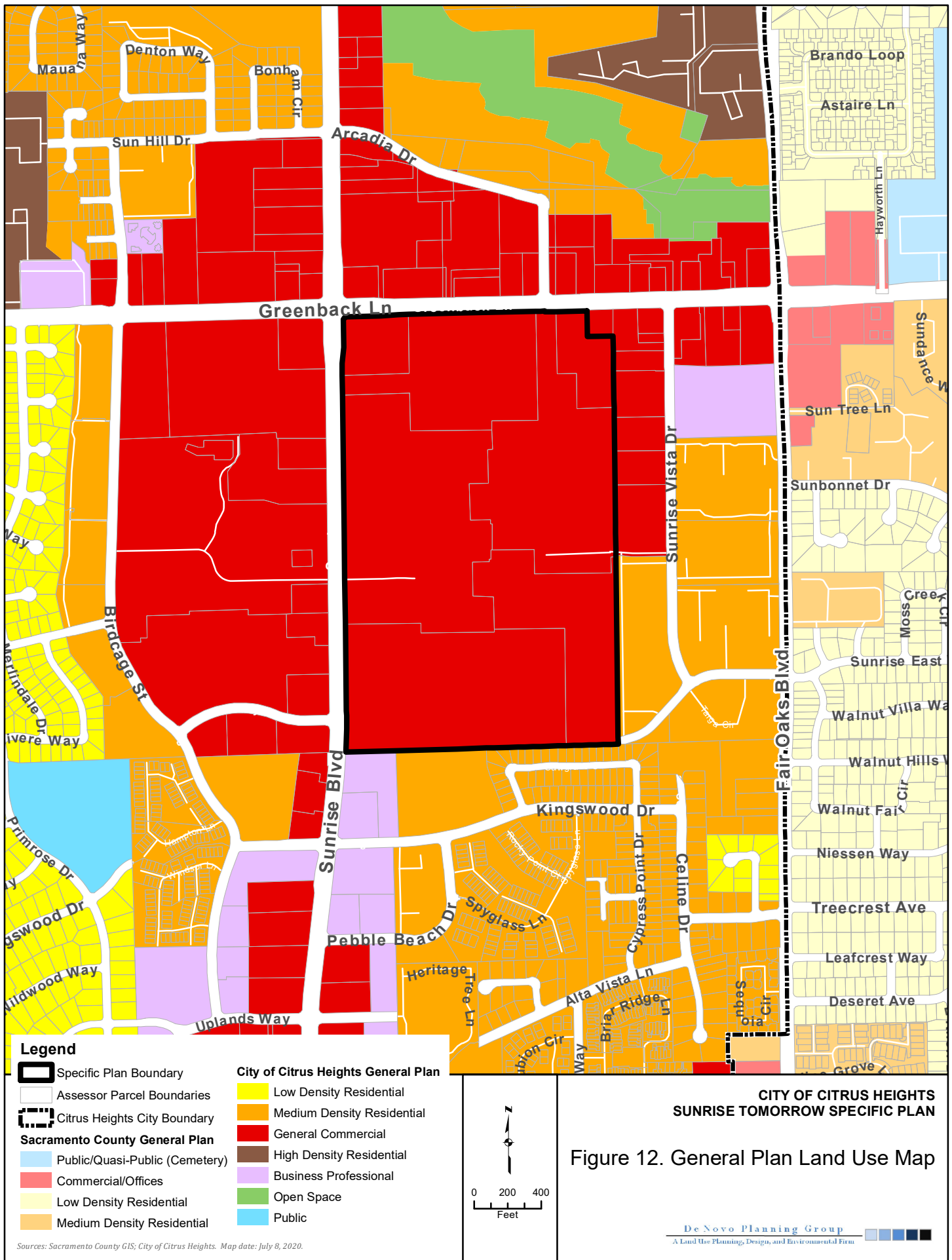
Legend



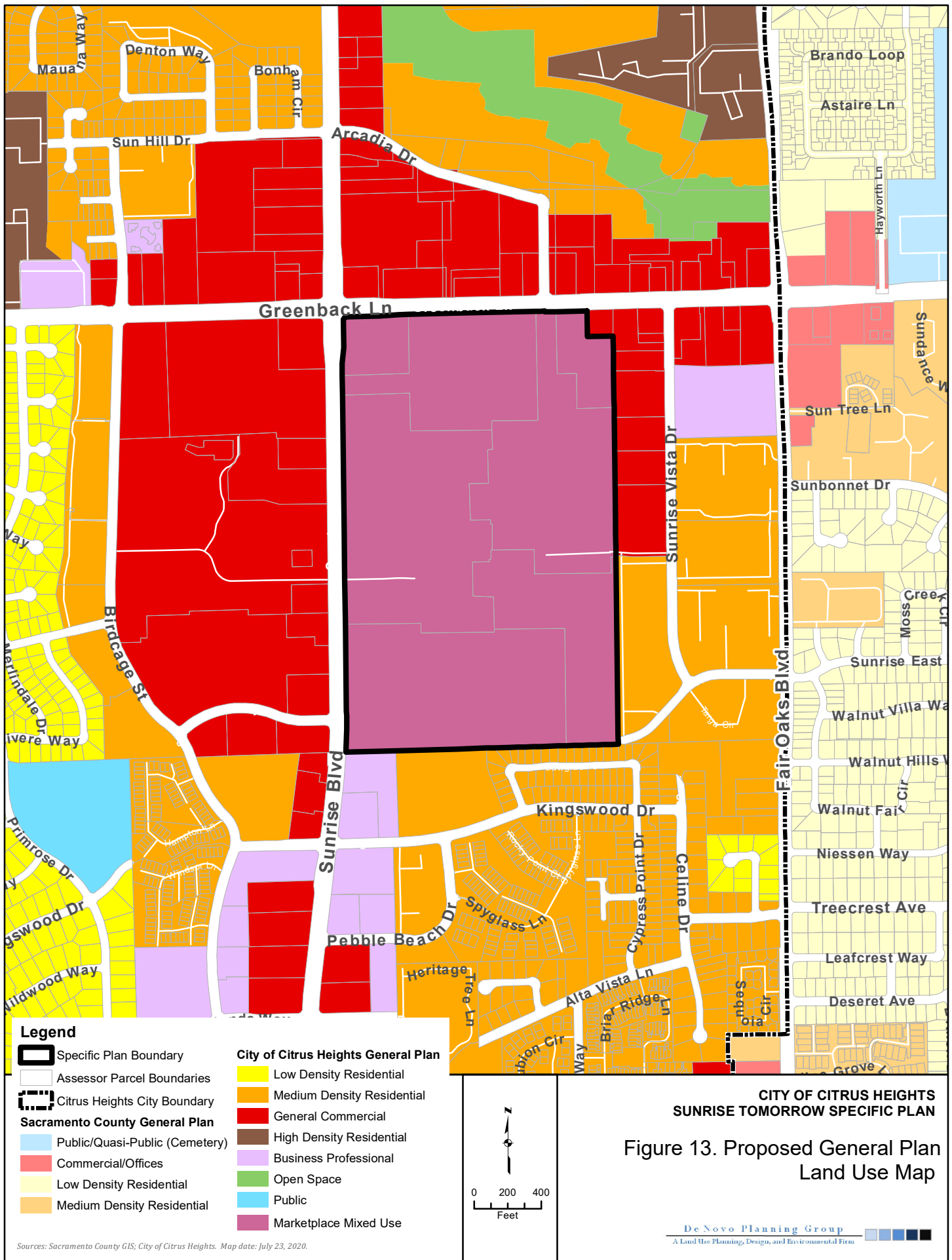
**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

Figure 11. Phasing Plan

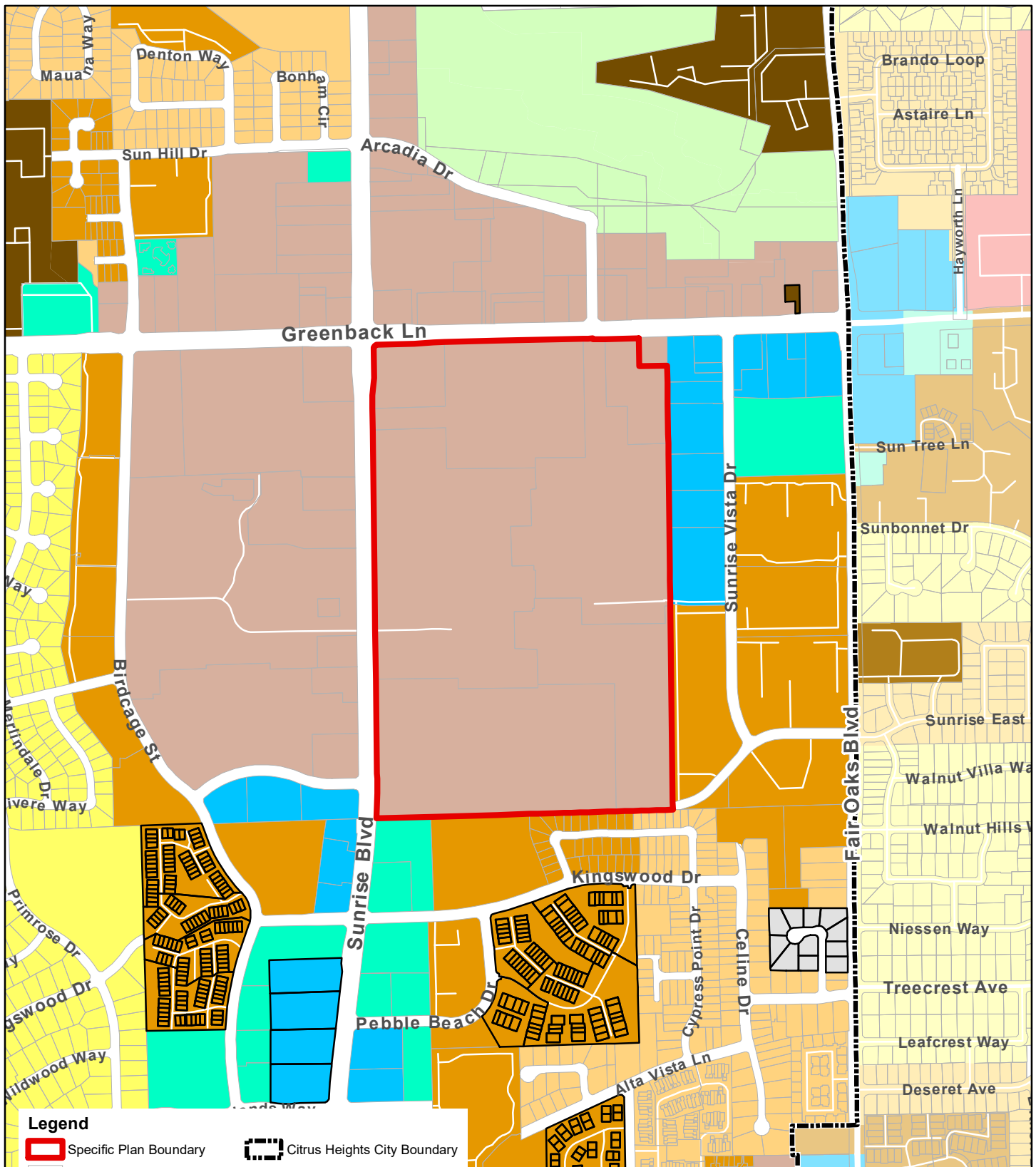
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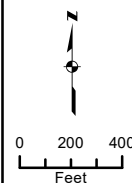


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**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

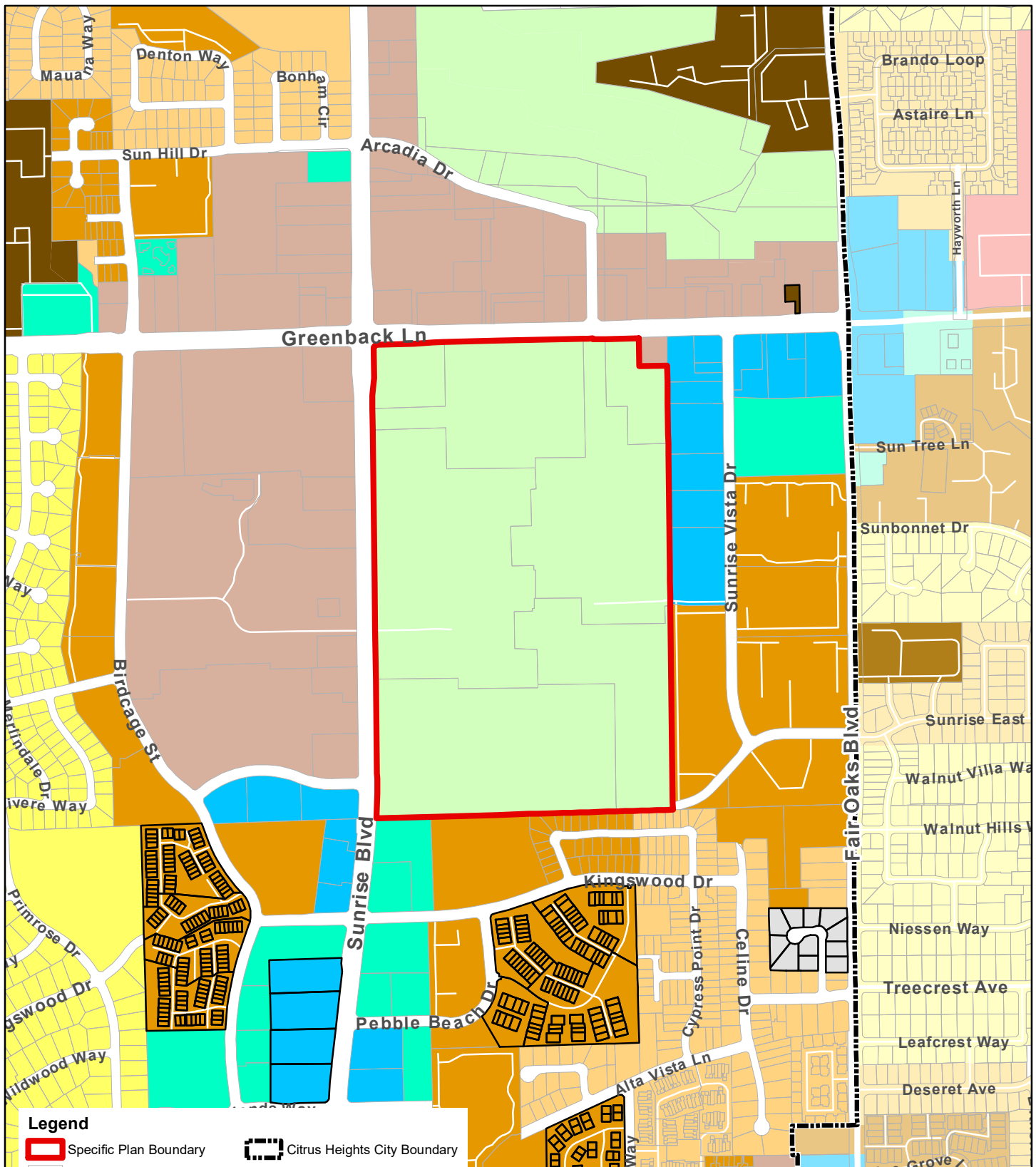
Figure 14. Zoning Map



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: Sacramento County GIS; City of Citrus Heights. Map date: July 27, 2020.

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Legend

- Specific Plan Boundary
- Citrus Heights City Boundary
- Assessor Parcel Boundaries

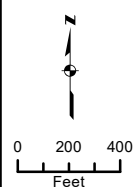
City of Citrus Heights Zoning Designations

- | | | | | |
|----|------|------|-----|------------|
| BP | RD10 | RD30 | RD5 | SPA |
| LC | RD20 | RD4 | SC | PD Overlay |

Sacramento County Zoning Designation

- | | | | |
|----|-------|-------|------|
| BP | RD-10 | RD-20 | RD-5 |
| LC | RD-2 | RD-30 | |

Sources: Sacramento County GIS; City of Citrus Heights. Map date: July 27, 2020.



**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

Figure 15. Proposed Zoning Map

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics		Agriculture/Forestry Resources	X	Air Quality
	Biological Resources	X	Cultural Resources	X	Energy
X	Geology/Soils	X	Greenhouse Gases	X	Hazards and Hazardous Materials
X	Hydrology/Water Quality	X	Land Use/Planning		Mineral Resources
X	Noise	X	Population/Housing	X	Public Services
X	Recreation	X	Transportation	X	Tribal Cultural Resources
X	Utilities/Service Systems		Wildfire	X	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed Specific Plan COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed Specific Plan 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.
X	I find that the proposed Specific Plan MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Specific Plan 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 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 Specific Plan 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 Specific Plan, nothing further is required.

Casey Kempenaar

Signature

August 7, 2020

Date

EVALUATION INSTRUCTIONS

- 1) 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).
- 2) 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.
- 3) 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.
- 4) "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 Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of 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.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) 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.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when 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.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 21 environmental topic areas.

I. AESTHETICS

<i>Except as provided in Public Resources Code Section 21099, would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulations governing scenic quality?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

Responses to Checklist Questions

Responses a, c, d) It has been determined that the potential impacts on aesthetics caused by the proposed Specific Plan will require a detailed analysis in the EIR. Consequently, the lead agency will examine all of the environmental issues listed in the checklist above (a, c, and d) in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on aesthetics. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a visual analysis that presents the methodology, thresholds of significance, a consistency analysis, a cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any potential impacts on aesthetics. The analysis will look at foreground, middleground, and background views from public vantage points along the perimeter of the Plan Area. The analysis will include an evaluation of the building materials for reflective values/glare and an evaluation of the lighting and the potential for light pollution offsite. The EIR will also compare the proposed Specific Plan to applicable zoning and other regulations related to scenic qualities.

Response b): The Plan Area is not located adjacent to or in the vicinity of a state scenic highway. The project would have no impact related to the potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a

state scenic highway. Therefore, this impact would be *less than significant*. This issue will not be addressed further.

II. AGRICULTURE AND FORESTRY RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				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

Responses to Checklist Questions

Response a): The Plan Area and surrounding are designated as Urban and Built-Up Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, implementation of the proposed Specific Plan would have a **no impact** relative to Important Farmland.

Response b): The Plan Area is not zoned for agricultural use nor is it under a Williamson Act contract. The proposed Specific Plan would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Implementation of the proposed Specific Plan would have **no impact** relative Williamson Act contracts.

Responses c), d): There are no forest resources or zoning for forest lands located on the Plan Area. This CEQA topic is not relevant to the proposed Specific Plan and does not require further analysis. Therefore, there would be **no impact** regarding the loss of forest or timber resources.

Response e): The Plan Area is currently developed with commercial uses. The lands adjacent to the site contain commercial, business professional, and residential uses. The area surrounding the site is designated as Urban and Built-Up Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. There are no existing agricultural operations in the vicinity of the site.

The proposed Specific Plan does not involve 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. Implementation of the proposed Specific Plan would have a **no impact** relative to this issue.

III. AIR QUALITY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) 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?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	X			

Existing Setting

The Plan Area is located within the Sacramento Valley Air Basin (SVAB). The SVAB encompasses eleven counties including all of Shasta, Tehama, Glenn, Colusa, Butte, Sutter, Yuba, Sacramento, and Yolo Counties, the westernmost portion of Placer County and the northeastern half of Solano County. The SVAB is the northern half of California's Great Valley and is bordered on three sides (west, north, and east) by mountain ranges, with peaks in the eastern range above 9,000 feet. The SVAB is bounded by the North Coast Ranges on the west and Northern Sierra Nevada Mountains on the east. The SVAB is approximately 13,700 square miles and essentially a smooth valley floor with elevations ranging from 40 to 500 feet. The rolling valley is interrupted by the Sutter Buttes, an area of 80 square miles in northern Sutter County, which rise abruptly to more than 2,100 feet above the valley floor.

At the county level, air quality is managed through land use and development planning practices that are implemented by Sacramento County and the incorporated Cities and through permitted source controls that are implemented by SMAQMD.

The SMAQMD is responsible for (1) implementing air quality regulations, including developing plans and control measures for stationary sources of air pollution to meet the NAAQS and CAAQS, (2) implementing permit programs for the construction, modification, and operation of sources of air pollution, and (3) enforcing air pollution statutes and regulations governing stationary sources. With California Air Resources Board (CARB) oversight, the SMAQMD administers local regulations.

Responses to Checklist Questions

Responses a-d): Based on the current air quality conditions in the SVAB, as well as the maximum development potential of the Plan Area, it has been determined that the potential impacts on air quality caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on air quality. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an air quality analysis that presents the methodology, thresholds of significance, an impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality. The air quality analysis will address air quality impacts, including the potential for the project to:

- conflict with or obstruct implementation of the applicable air quality plan;
- violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- 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);
- expose sensitive receptors to substantial pollutant concentrations; and/or
- create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (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 species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			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	

Responses to Checklist Questions

Response a): The approximately 95.8-acre Plan Area is currently developed with the Sunrise Mall and associated parking areas (see Figure 3). The project would include adoption of the Sunrise Tomorrow Specific Plan, including the proposed Specific Plan land use map. The Specific Plan also includes a circulation and open space network to support the future land uses.

Because the Plan Area is currently developed and used as a shopping mall, there is no potential for presence of special-status plant species. The Plan Area contains limited habitat for special-status bird and bat species. The structures in the Plan Area include the large, central mall building, and six small- to medium-sized, detached retail buildings scattered around the parking lot areas. The buildings are about 50 years old and could provide limited habitat for some special-status bat species. Additionally, the on-site trees scattered throughout the Plan Area may provide limited habitat for bird species. These are discussed further below.

Special-Status Bird Species

There are many trees located in the parking lots, along the surrounding and internal roadways, and near the existing mall buildings in the Plan Area. Future development of the Plan Area would result in the removal or alteration of many of these existing trees. These trees are generally not suitable for raptor nesting and there is no suitable foraging habitat on-site or in the surrounding developed areas. There are a variety of urban dwelling birds that would be anticipated to be present, and these birds may nest in on-site ornamental trees. Foraging habitat is not present for special-status bird species known throughout the region, and none were observed during the site visit completed by De Novo Planning Group in July 2020. Mitigation Measure 4.6-2c of the City's General Plan EIR requires any development projects within 300 feet of potential raptor nesting habitat that would be constructed during the nesting season to conduct preconstruction surveys to identify active nests for tree-nesting raptors. This General Plan EIR mitigation measure requires the surveys to be completed no more than two weeks before the start of construction by a qualified biologist.

Special-Status Bat Species

Bats are a highly mobile species found in a variety of habitats in the region, including buildings, bridges, mines, caves, tree cavities, under bark or rocks, etc. Bats can establish roosts in new places in any given year, including in the buildings or landscaping trees in the Plan Area. As a standard practice, the City requires preconstruction surveys of areas to be disturbed, including demolition of buildings, to ensure that there are no adverse impacts to species known through the region. It is noted that there are no records of bat infestations in the existing buildings, and there are no signs of bats observed during the site visit completed by De Novo Planning Group in July 2020. Mitigation Measure 4.6-2d of the City's General Plan EIR requires any development projects that would affect pallid bat species to implement avoidance measures.

Conclusion

Special-status bird and bat species would not be adversely affected by the proposed Specific Plan. The City will require standard preconstruction surveys prior to demolition or other disturbance activities as a standard precaution. Therefore, the proposed Specific Plan would have a ***less than significant*** impact relative to this topic.

Response b): There is no riparian habitat or sensitive natural communities found on the Plan Area. The Plan Area is currently developed with urban uses. It is noted that, as part of the proposed Specific Plan, an existing on-site, underground pipe contains flows from an upstream creek. The pipe is located along Sunrise Boulevard (located in the southwestern corner of the Plan Area). The Specific Plan may include the restoration activities that would remove the pipe and daylight the creek to a native riparian habitat. The daylighting of the flows and creation of riparian habitat would be considered a beneficial impact. Implementation of the proposed Specific Plan would have ***no impact*** on riparian habitats or natural communities.

Response c): As noted above, the Plan Area contains a small segment of an underground creek in the southwestern corner of the Plan Area. The creek was previously undergrounded as part of the original Sunrise Mall development. As part of the creek restoration and habitat creation proposed by the Specific Plan, permitting associated with the federal and state Clean Water Acts may be required. Specifically, a 1600 permit from the CDFW and a Section 404 permit from the USACE may be required, although it will be determined by the regulatory agencies at the time that a detailed plan is available.

BMPs will be applied to future development to limit the concentrations of constituents in any site runoff to acceptable levels. Low impact development strategies and source control measures will be incorporated to treat storm water and reduce runoff. Additionally, erosion and sediment control measures would be implemented during construction consistent with the city's construction specifications

The potential restoration of this creek and the associated former riparian habitat would be considered a beneficial impact. With regulatory permit compliance, implementation of the proposed Specific Plan would have ***less than significant*** impact relative to this topic.

Response d): The CNDDDB does not contain any documented wildlife corridors or wildlife nursery sites on or adjacent to the Plan Area. The Plan Area and surrounding area are built out with urban uses, including industrial, residential, and commercial uses. Therefore, the project would have a ***less than significant*** impact to wildlife corridors or wildlife nursery sites.

Response e): No habitat conservation plans or natural community conservation plans apply to the proposed Specific Plan. Therefore, the proposed Specific Plan would have a ***less than significant*** impact relative to this topic.

Responses f): There are many trees located in the parking lots, along the surrounding and internal roadways, and near the existing mall buildings in the Plan Area. Future development of the Plan Area would result in the removal or alteration of many of these existing trees. Future buildout of the Plan Area would be required to comply with the City's Tree Preservation and Protection Ordinance. Chapter 106.39 of the Citrus Heights Zoning Code provides regulations for the protection, preservation, and maintenance of protected trees in the City. The ordinance protects native oak trees, oak woodlands, trees of historic or cultural significance, groves and stands of mature trees, and mature trees associated with development proposals.

According to Section 106.39.020(A) of the Code, the provisions of Chapter 106.39 shall apply in all zoning districts to the removal or relocation of any protected tree, and to any encroachment (for example, grading) within the protected zone of a protected tree. A protected tree is any of the following:

1. A native oak tree with a diameter of six or more inches as measured 54 inches above the ground, or a multi-trunked oak tree having an aggregate diameter of 10 inches or more measured 54 inches above ground;
2. A heritage, or landmark tree or grove identified by Council resolution;
3. Significant groves or stands of trees identified by Council resolution;
4. A mature tree other than those listed in Subsections A.1 through A.3, that is 19 inches or more in diameter as measured at 54 inches above the ground, and located on a commercial parcel, or on a residential parcel that can be further subdivided, or on a parcel in the RD-1, RD-2, or RD-3 zones, provided that the tree is not a willow (*Salix* spp.), fruit tree, eucalyptus (*Eucalyptus* spp.), alder (*Alnus* spp.), cottonwood (*Populus* spp.), pine (*Pinus* spp.), catalpa (*Catalpa* spp.), fruitless mulberry (*Morus* spp.), or palm (*Acoelorrhpe* spp.);
5. A tree required to be planted, relocated, or preserved by a requirement of this Zoning Code, or by a condition of approval of a Tree Permit or other discretionary permit, and/or as environmental mitigation for a discretionary permit; and
6. A tree within 25 feet of a seasonal stream that is 19 inches or more in diameter as measured at 54 inches above the ground.

According to Section 106.39.020(B) of the Code, a Tree Permit shall be required prior to:

- a. The relocation, removal, cutting-down, or other act that causes the destruction of a protected tree;
- b. Any grading, paving, or other ground-disturbing activity within the protected zone of a protected tree or anything that would change the soil moisture content in the protected zone; and
- c. Any pruning of a protected tree.

According to Section 106.39.020(B) of the Code, a Tree Permit shall not be issued for tree removal in a nonresidential zoning district, except in conjunction with:

- a. The approval of a discretionary project for the same site;
- b. The approval of a Building Permit for the same site; or
- c. The approval of improvement plans for a subdivision of the same property.

Section 106.39.060 of the Code outlines the tree planting and replacement requirements. Trees that cannot remain in the final design must be replaced in accordance with Section 106.39.060 of the Code. It is not known at this time if, or how many, trees would require removal. The current conceptual plans for the Plan Area; however, show extensive trees to be planted and it is anticipated that the Plan Area will be more vegetated when compared to the current condition of the site. Nevertheless, the project would be required to comply with the requirements of Chapter 106.39 of the Citrus Heights Zoning Code. The proposed Specific Plan would have a ***less than significant*** impact relative to this topic.

V. CULTURAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?	X			

Responses to Checklist Questions

Responses a-c): Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Citrus Heights.

VI. ENERGY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Responses to Checklist Questions

Responses a-b): Appendix F of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix F of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Specific Plan would be considered “wasteful, inefficient, and unnecessary” if it were to violate state and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The amount of energy used at the Plan Area would directly correlate to the size of the future buildings, the energy consumption of associated technology, machinery, and appliances, and outdoor lighting. Other major sources of energy consumption associated with future buildout of the Plan Area include fuel used by vehicle trips generated during project construction and operation, and fuel used by off-road construction vehicles during construction.

Due to the size of the proposed Plan Area and the maximum development potential allowed by the land use map, the potential impacts on energy caused by the proposed Specific Plan will require a detailed analysis in the EIR. Consequently, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on energy resources. The EIR will include a discussion and analysis that provides calculated levels of energy use expected for the proposed Specific Plan, based on commonly used modelling software (i.e. CalEEMod v.2016.3.2 and the CARB’s EMFAC2014). At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

VII. GEOLOGY AND SOILS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic 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			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	X			
e) 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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Responses to Checklist Questions

Responses a.i-a.iv, b, c, d, f): It has been determined that the potential impacts from geology and soils will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact from geology and soils. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps, and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources and geologic hazards that may be present. The EIR will include a description of the applicable regulatory setting, a description of the existing geologic and soils conditions on and around the Plan Area, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the Plan Area, and the provision of findings and potential mitigation strategies to address any geotechnical concerns or potential hazards.

This section will provide an analysis including thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with geology and soils.

Response e): The proposed Specific Plan would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the project. As such, this CEQA topic is not relevant to the proposed Specific Plan and does not require further analysis. Therefore, there would be ***no impact*** regarding septic tanks or alternative waste water disposal systems.

VIII. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 gasses?	X			

Responses to Checklist Questions

Responses a), b): Implementation of the proposed Specific Plan could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, vehicle idling, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed Specific Plan has the potential to have a significant impact from GHG emissions. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 65962.5 and, as a result, would it 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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Responses to Checklist Questions

Responses a-d, f): It has been determined that the potential impacts on hazards and hazardous materials caused by the proposed Specific Plan will require a detailed analysis in the EIR. Consequently, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on hazards and hazardous materials. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a hazards and hazardous materials analysis that presents the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on hazards and hazardous materials. The hazards and hazardous materials analysis will include the following:

- A description of the applicable hazards-related federal, state, and local statutes, regulations, and programs that the proposed Specific Plan would be required to comply with (during project construction and operation).
- An assessment of the existing Recognized Environmental Conditions (RECs) identified for the Plan Area.
- A summary of the past uses of the Plan Area.
- A determination of whether the Plan Area is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- The potential for soil contamination or unknown underground facilities (i.e., underground wells, septic systems, etc.) in the Plan Area.
- An analysis of the uses that are proposed on the Plan Area, and what hazardous materials could be used by the proposed Specific Plan.
- An analysis regarding conflicts with an adopted emergency response plan or emergency evacuation plan.
- A discussion of the potential impacts on schools within ¼-mile from the Plan Area.

Response e): The project is not located within the vicinity of a private airstrip or 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. The closest airport is the Sacramento McClellan Airport, located approximately 6.8 miles west of the Plan Area. The Plan Area is not within any of the Sacramento McClellan Airport safety zones, nor is it within any area identified as impacted by the Sacramento McClellan Airport in the McClellan Air Force Base Comprehensive Land Use Plan (i.e. it is not within the Airport Influence Area). Therefore, impacts associated with private airstrips and airport land use plans would be **less than significant**. This topic does not warrant additional analysis and will not be addressed further in the EIR.

Response g): The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point.

The California Department of Forestry and Fire Protection (Cal Fire) has designated the entire City of Citrus Heights as a Local Responsibility Area (LRA). The Plan Area is not within an area classified as a Very High Fire Hazard Severity Zone (VHFHSZ). Additionally, the proposed Specific Plan is not located within a State Responsibility Area (SRA).

The proposed Specific Plan would include future development of residential, retail, mixed use, office, community/institutional, hotel, and parking uses. The Plan Area is located in an area that is substantially built out with urban uses, including mainly commercial and residential, which are not considered at a significant risk of wildfire. There are no steep slopes on or near the Plan Area. Development of the project would not exacerbate fire risks. Therefore, impacts from project implementation would be considered **less than significant** relative to exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. This topic does not warrant additional analysis and will not be addressed further in the EIR.

X. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	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 or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	X			
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to provide substantial additional sources of polluted runoff; or	X			
(iv) impede or redirect flood flows?	X			
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

Responses to Checklist Questions

Responses a-c, e): Flood hazards can result from intense rain, snowmelt, cloudbursts, or a combination of all three, or from failure of a water impoundment structure, such as a dam. Human activities have an effect on water quality when chemicals, heavy metals, hydrocarbons (auto emissions and car crank case oil), and other materials are transported with storm water into drainage systems. Construction activities can increase sediment runoff, including concrete waste and other pollutants. Additionally, as noted previously, the Plan Area contains a small segment of an underground creek in the southwestern corner of the Plan Area. The creek was previously undergrounded as part of the original Sunrise Mall development. As part of the proposed Specific Plan, the creek may be restored and habitat may be created.

It has been determined that the potential impacts on hydrology and water quality caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant

impact on hydrology and water quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

This section of the EIR will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any potential impacts associated with hydrology and water quality.

The EIR will present the existing Federal Emergency Management Agency (FEMA) flood zones and risk of flooding in the Plan Area and general vicinity. This section will describe the surface drainage patterns of the Plan Area and adjoining areas. The EIR will also evaluate the potential construction and operational impacts of the proposed Specific Plan on water quality, including surface water and groundwater. The potential for substantial erosion on-site will be analyzed. The potential for the proposed Specific Plan to substantially decrease groundwater supplies or interfere with groundwater recharge will also be analyzed. This section will also identify 303(D)-listed impaired water bodies in the vicinity of the Plan Area. Conformity of the proposed Specific Plan to water quality regulations will also be discussed. Mitigation measures will be developed to incorporate Best Management Practices (BMPs), and any other applicable local, state, and federal requirements to reduce the potential for site runoff.

Response d): The Plan Area is not located in a flood zone or dam inundation area. The Plan Area is located approximately 69 miles northeast of the Pacific Ocean and, as such, is not subject to a tsunami or seiche. Therefore, impacts from project implementation would be considered ***less than significant*** relative to flood hazard, tsunami, or seiche zones. This topic does not warrant additional analysis and will not be addressed further in the EIR.

XI. LAND USE AND PLANNING

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	X			
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

Responses to Checklist Questions

Responses a-b): It has been determined that the potential impacts on land use and planning caused by the proposed Specific Plan will require a detailed analysis in the EIR. Consequently, the lead agency will examine each of the two environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on land use and planning. At this point, a definitive impact conclusion for each of these environmental topics will not be made. Rather, all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project entitlements, including approval of the Specific Plan, General Plan Amendment, rezone, and future building, grading, and other permits required for future construction, as it relates to the existing General Plan, Zoning Code, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the Specific Plan will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed Specific Plan will be evaluated for consistency the City of Citrus Heights General Plan, the Zoning Ordinance, and other local planning documents. Planned development and land use trends in the region will be identified based on currently available plans. Reasonably foreseeable future development projects within the region will be noted, and the potential land use impacts associated with the project will be presented.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure consistency with the existing and planned land uses.

XII. MINERAL RESOURCES

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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

Responses to Checklist Questions

Response a-b): As described in the Citrus Heights General Plan EIR, the majority of the City's planning area is designated as MRZ-1, where no significant mineral deposits are present. A small portion of the planning area is defined as MRZ-3, which has unknown mineral resources. However, because the planning area is an urbanized area and because the Draft General Plan does not propose to change existing planned land uses, extraction of any potential mineral resources is unlikely. The City's General Plan EIR found that no impact related to mineral resources would occur.

The Plan Area is currently developed with the Sunrise Mall and is located within an area designated as MRZ-1. The MRZ-1 designation applies to areas where adequate information indicates that no significant mineral deposits are present, or where there is little likelihood for their presence. There are no substantial aggregate materials located within the Plan Area. Therefore, the Specific Plan would not result in the loss of availability of a known mineral resource or locally-important mineral resources recovery site. Therefore, there is ***no impact*** related to mineral resources.

XIII. NOISE

<i>Would the project result in:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generation of a temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or 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

Responses to Checklist Questions

Responses a-b): Based on existing and projected noise levels along roadways, and the potential for noise generated during project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of the two potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather both are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will identify sensitive receptors, land use compatibility, noise impacts, and attenuation of noise related impacts. The noise study will also include an assessment of construction noise and vibration impacts. The noise analysis will identify the noise level standards contained in the City of Citrus Heights General Plan Community Health Element and Municipal Code, as well as any germane state, and federal standards. Continuous (24-hour) and short-term noise measurements will be performed in the Plan Area and in the project vicinity in order to quantify existing ambient noise levels from existing community noise sources.

The EIR will provide an estimate of existing traffic noise levels adjacent to the Plan Area roadways through application of accepted traffic noise prediction methodologies. Noise sources from the project will be quantified through noise level measurements. Future on-site mobile and stationary noise sources will be evaluated. The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce any potential impacts associated with noise.

Response c): The project is not located within the vicinity of a private airstrip or 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. The closest airport is the Sacramento McClellan Airport, located approximately 6.8 miles west of the Plan Area. As such, there is ***no impact*** related to this topic and it will not be addressed further in the EIR.

XIV. POPULATION AND HOUSING

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?			X	

Responses to Checklist Questions

Response a): It has been determined that the potential for the project to result in substantial unplanned growth will require a detailed analysis in the EIR. As such, the lead agency will examine this environmental issue in the EIR and will determine whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for this environmental topic will not be made, rather this topic is considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project characteristics as they relate to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Citrus Heights General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans. The EIR will provide an analysis of the project's potential to induce substantial population growth including the thresholds of significance, an impact analysis, and, if necessary, feasible mitigation measures that should be implemented.

Response b): The Plan Area is currently developed with a shopping mall and smaller retail buildings and does not contain housing. The proposed Specific Plan would not displace housing or people. Implementation of the proposed Specific Plan would have ***no impact*** relative to this topic. This topic does not warrant additional analysis and will not be addressed further in the EIR.

XV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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:				
Fire protection?	X			
Police protection?	X			
Schools?	X			
Parks?	X			
Other public facilities?	X			

Responses to Checklist Questions

Responses a)i-a)v: Implementation of the proposed Specific Plan would also result in increased demand for police protection, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on schools, police protection, fire protection, parks, and other public facilities caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine each of these potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on police protection, fire protection, schools, parks, and other public facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the public service providers will be consulted in order to determine existing service levels in the project area. This would include documentation regarding existing staff levels and response times, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be described in the EIR.

The EIR will provide an analysis including the thresholds of significance and associated impact discussions, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with police protection, fire protection, schools, parks, and other public facilities.

XVI. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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			

Responses to Checklist Questions

Responses a-b): Implementation of the proposed Specific Plan would result in increased demand for parks and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR, and will determine whether the proposed project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the recreational facilities and services will be analyzed to determine existing service levels in the Plan Area. This would include documentation regarding existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of recreational facilities will be presented in the EIR.

The EIR will identify thresholds of significance, provide an impact analysis, and discuss of feasible mitigation measures that should be implemented reduce impacts associated with recreation.

XVII. TRANSPORTATION

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d) Result in inadequate emergency access?	X			

Responses to Checklist Questions

Responses a-d): The proposed Specific Plan includes the development of uses that will increase traffic on existing and planned roadways. Based on existing and projected traffic volume levels along roadways, it has been determined that traffic impacts will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed Specific Plan has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is conducted in the EIR.

The EIR will include a Traffic Impact Analysis (TIA) to address the impacts of the proposed Specific Plan on the surrounding transportation system including the roadways, transit service, pedestrian facilities, and bicycle facilities. The TIA will be conducted to address compliance with the City's General Plan and other requirements under CEQA. It will be prepared following applicable guidelines of the City of Citrus Heights, Sacramento County, and Caltrans, as applicable. The EIR will analyze total passenger vehicle and heavy-duty truck trips and associated vehicle-miles-traveled (VMT) that are modeled to be generated by the proposed Specific Plan. Potential impacts associated with site access, on-site circulation, and consistency with CEQA Guidelines section 15064.3, subdivision (b) will also be addressed in the EIR. Significant impacts will be identified in accordance with the established criteria, and mitigation measures will be identified to lessen the significance of any potential impacts.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with transportation.

XVIII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

Responses to Checklist Questions

Responses a-b): Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources caused by the proposed Specific Plan will require a detailed analysis in the EIR. As such, the lead agency will examine the environmental issues listed in the checklist above in the EIR and will decide whether the proposed Specific Plan has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project, as per the requirements of AB 52. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Citrus Heights.

XIX. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	X			
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reductions goals?	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

Responses to Checklist Questions

Responses a-e): Implementation of the proposed Specific Plan would result in increased demands for utilities to serve the project. As such, the EIR will examine each of the environmental issues listed in the checklist above and will decide whether the proposed Specific Plan has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed Specific Plan. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation in the future. The EIR will analyze the impacts associated with future on-site construction of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. The EIR will provide a discussion of the wastewater treatment plants that are within proximity to the Plan Area, including current demand and capacity at these plants. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage assessment will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The

EIR will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented.

The EIR will include an assessment for consistency with City and outside agency Master Plans and Management Plans that are directly related to these utilities.

The EIR will analyze the impacts associated with water supply and on-site and off-site construction of the water system, including temporary impacts associated with the construction phase. The results of a project-specific Water Supply Assessment will be provided. The EIR will also identify permit requirements and mitigation needed to minimize and/or avoid impacts, and will present the proposed infrastructure as provided by the Plan Area engineering reports.

The EIR will also address solid waste collection and disposal services for the proposed Specific Plan. This will include an assessment of the existing capacity and project demands. The assessment will identify whether there is sufficient capacity to meet the project demands.

The EIR will provide thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with utilities and service systems.

XX. WILDFIRE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Existing Setting

Cal Fire has designated the entire City of Citrus Heights as a LRA. The Plan Area is not within an area classified as a VHFHSZ. Additionally, the proposed Specific Plan is not located within a SRA. Although this CEQA topic only applies to areas within an SRA or VHFHSZ, out of an abundance of caution, these checklist questions are analyzed below.

Responses to Checklist Questions

Response a): The Plan Area would connect to an existing network of City streets. The nearest fire station (Sacramento Metro Fire District Station 21) is located approximately 3,500 feet to the west of the Plan Area along Greenback Lane. The appropriate turning radiuses have been planned to accommodate fire trucks on-site. Moreover, the proposed Specific Plan would require building construction to meet the fire code requirements, and would have fire hydrants consistent with the standards of the City; such fire hydrants would assist with fire suppression efforts if a fire was to occur on or near the Plan Area. Therefore, impacts from project implementation would be considered **less than significant** relative to adopted emergency response plans or evacuation plans. This topic does not warrant additional analysis and will not be addressed further in the EIR.

Response b): The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The Plan Area is located in an area that is predominately urban, including mainly residential and commercial uses, which is not considered at a significant risk of wildfire. There are no steep slopes on or near the Plan Area. Therefore, impacts from project implementation would be considered

less than significant relative to the spread of wildfire. This topic does not warrant additional analysis and will not be addressed further in the EIR.

Response c): The project includes redevelopment of infrastructure (water, sewer, and storm drainage) to serve the proposed buildings. The project does not include the construction of fuel breaks, emergency water sources, or power lines. As noted above, the proposed Specific Plan would require fire hydrants consistent with the standards of the City, and such fire hydrants would assist with fire suppression efforts if a fire was to occur. Therefore, impacts from project implementation would be considered ***less than significant*** relative to infrastructure that may exacerbate fire risk. This topic does not warrant additional analysis and will not be addressed further in the EIR.

Response d): The proposed Specific Plan would require the installation of storm drainage infrastructure to ensure that storm waters properly drain from the Plan Area and does not result in downstream flooding or major drainage changes. The storm drainage infrastructure would be designed and engineered to ensure proper construction of storm drainage infrastructure to control runoff and prevent flooding, erosion, and sedimentation.

BMPs will be applied to future development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Plan Area would be directed to stormwater treatment basins, treatment planters, and bioretention areas by an improved stormwater conveyance system on-site. Stormwater runoff would not be allowed to discharge directly to the existing storm drains without first discharging to the bioretention areas or similar design techniques as provided in the Sacramento Region Stormwater Quality Design Manual. Low impact development strategies and source control measures will be incorporated to treat storm water and reduce runoff. Additionally, erosion and sediment control measures would be implemented during construction.

Runoff from the Plan Area currently flows to the existing City storm drains located in Greenback Lane and Sunrise Boulevard. Upon development of the site, stormwater would flow to the on-site retention basins and/or the existing storm drains in the adjacent roadways.

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. The elevation of the site ranges from approximately 170 feet to 180 feet above MSL. There are no significant slopes on the Plan Area. The project would also be required to comply with the provisions of the California Building Standard's Code, which requires development projects to perform geotechnical investigations in accordance with State law, which include general engineering characteristics of the subsurface conditions within the Plan Area and potential mitigation strategies to address any geotechnical concerns or potential hazards (such as slope failure). Therefore, the potential for a landslide (including rockfalls, deep slope failure, and shallow slope failure) on the Plan Area is low.

Overall, impacts from project implementation would be considered ***less than significant*** relative to risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This topic does not warrant additional analysis and will not be addressed further in the EIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project 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) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Responses to Checklist Questions

Responses a-c): As discussed in Section IV, Biological Resources, the project does not have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal. However, it has been determined that the potential for the proposed Specific Plan to eliminate important examples of the major periods of California history or prehistory; degrade the quality of the environment; create cumulatively considerable impacts; or adversely affect human beings will require more detailed analysis in an EIR. As such, the City of Citrus Heights will examine each of these environmental issues in the EIR and will decide whether the proposed Specific Plan has the potential to have significant impacts on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

REFERENCES

City of Citrus Heights. Citrus Heights General Plan. Adopted by the City Council August 11, 2011.

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California Department of Forestry and Fire Protection. California Fire Hazard Severity Zone Viewer. Accessed July 2020. Available at: <<https://egis.fire.ca.gov/FHSZ/>>.

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