

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Section 4.0, Environmental Setting, Impacts, and Mitigation Measures.

2.1 PURPOSE AND SCOPE OF THE EIR

This EIR provides an analysis of the potential environmental effects associated with the Stock Ranch Guide for Development in the City of Citrus Heights including development of the last large vacant property in the City. The Stock Ranch project site has been addressed in a number of documents over the last several years. More recently, the *Stock Ranch Background Report* was completed in September 1999. These sources, as well as the April 1999 *City of Citrus Heights General Plan: Summary of Background Information* (Crawford, Multari and Clark, 1999), will be used, when possible, as informational resources in the preparation of this EIR. Please see Section 3.0 of this report for a detailed description of proposed structures and activities.

The EIR is intended to evaluate the environmental impacts of the Stock Ranch Guide for Development at a programmatic level. As such, the EIR is a first-tier document used to evaluate broad impacts associated with the proposed project.

Subsequent actions that would most likely be taken by the City regarding the Stock Ranch Guide for Development project that this EIR would be used for include:

- Approval of development agreement(s) for the Stock Ranch Guide for Development project.
- Approval of private projects and development plans for projects in the study area.
- Approval of public projects – parks.
- Tentative and final subdivision maps.

Additional subsequent approvals and other permits that may be required from local, regional, state, and federal agencies that the EIR may be used for are identified below:

- Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) permits and Water Quality Certification or waiver, under Sections 401 and 402 of the Clean Water Act (CWA).
- California Department of Fish and Game streambed alteration agreements, (Sections 1601 and 1603 of the Fish and Game Code).
- U.S. Army Corps of Engineers (COE) approval of Section 404 permits.

Subsequent development projects anticipated include, but are not limited to, tentative subdivision maps for residential areas, development projects for the commercial areas (e.g. development plan review, conditional use permit, etc.), and improvement plans for parks, trails, roadways, and infrastructure facilities. If the project complies with the Guide for Development's regulations and guidelines, no further environmental review (beyond this EIR) will be prepared.

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2.2 PROJECT CHARACTERISTICS

The land uses proposed by the Guide include 450,000 square feet of commercial space; up to 346 single-family residential units; and approximately 12 acres of land designated as "Sylvan Commerce District," which would allow retail, office, or multi-family residential or a mix of these uses.

In this EIR, two scenarios for development of the "Auburn Commerce District" north of Arcade Creek are examined: development with a total of 385,000 square feet of buildings, and development with up to 450,000 square feet of buildings. The Guide to Development examined in this EIR envisions development of up to 450,000 square feet of commercial uses; the lower figure (385,000 SF) is specifically examined because this level of development essentially comprises a threshold for several traffic mitigation measures. As discussed in the Traffic analysis section of this EIR, development in excess of 385,000 square feet requires the implementation of several additional mitigation measures.

Table 2.1-1 summarizes the existing (Pre-Draft General Plan) zoning with proposed zoning.

**Table 2.1-1
Proposed Land Uses**

Land Use	Current Zoning	Development Plan
North of Creek		
Commercial	114,345 sq. ft. 10.5 acres	450,000 sq. ft. 41.8 acres
Industrial/Office Park	217,800 sq. ft. 20.0 acres	0
Multi-Family Housing	300 Multi-Family Units 15 acres	0
Wetland Preserve	0	5.0 acres
South of Creek		
Park	4.4 acres	(Overlay on residential)
Sylvan Commerce District Zone (Office, Commercial or MF)		120,000 sq. ft. or 244 Multi-Family Units 12.0 acres
Industrial Office Park	126,325 sq. ft. 11.6 acres	0
Multi-Family Residential	700 Multi-Family Units 35 acres	
Single-Family Residential	0	Up to 346 units 43.2 acres
Park/Floodplain	32.5 acres	27.0 acres
Total Square Footage	458,470 sq. ft.	570,000 sq. ft.
Total Units/Acreage	1,000 Multi-Family units/50.0 acres	590 units/55.2 acres
Total Acreage	129 acres	129 acres

Source: EIP, 2000

2.3 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and reduce the degree of environmental impact. Section 6.0, Alternatives to the Project, provides a qualitative analysis of four scenarios that include:

- **“No Project” Alternative:** The project site would be developed as currently proposed without a rezone or general plan amendment. The portion of the project site north of Arcade Creek would be developed with (MP), shopping center (SC) and multi-family residential uses (RD-20). The portion of the project south of Arcade Creek would be developed with multi-family uses and business professional. This alternative is examined in Section 6.2.1
- **Reduced Retail Alternative:** This alternative proposes a reduction in the amount of retail acreage north of Arcade Creek. The square footage of retail development per acre would remain the same as under the proposed project, however, the uses would be located further north of Arcade Creek. Residential uses (RD-20) would “wrap around” the north side of Arcade Creek south of the commercial uses continuing the development pattern to the east. This alternative is examined in Section 6.2.2
- **Single-Family Residential Alternative:** This alternative proposes all single-family residential development (RD-5) north of Arcade Creek. No commercial uses are proposed north of the creek. Uses south of Arcade Creek would be the same as those under the proposed project. This alternative is examined in Section 6.2.3
- **Mixed Single-Family/Multi-Family Residential Alternative:** This alternative proposes a mixture of single-family and multi-family development units north of Arcade Creek. Multi-family units would be clustered adjacent to Arcade Creek similar to the existing development pattern occurring to the east. Single-family uses would be developed in the area to the north of the multi-family uses and south of Auburn Boulevard. This alternative is examined in Section 6.2.4

The alternatives analysis also included an examination of a variety of other alternatives, which were dismissed from detailed analysis. See the Alternatives section for a detailed discussion of these dismissed alternatives and the reasons why they were not examined in detail.

2.4 ISSUES EXAMINED IN THIS REPORT

Based on an initial review of the proposed project by City staff, the following issues were identified by the City of Citrus Heights Planning Department as having potentially significant impacts and are examined in this EIR:

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- **4.1 Land Use:** Addresses the land use impacts associated with implementation of the project including project compatibility with surrounding land uses, consistency with City's land use goals and policies, analysis of land use patterns, potential land use conflicts, and impacts to adjacent uses.
- **4.2 Population, Employment and Housing :** Examines the impacts of the project on local population characteristics, and examines impacts on housing stock and City employment and the jobs/housing balance.
- **4.3 Noise:** Examines noise impacts during construction and at project buildout, including potential noise generation from mobile and stationary sources. This section also addresses the impact of noise on neighboring residential uses.
- **4.4 Transportation and Circulation:** Addresses the impacts on the local and regional road system. In addition, the section assesses impacts on transit, bicycle, and pedestrian facilities.
- **4.5 Human Health/Risk of Upset:** Assesses the likelihood for the presence of hazardous materials or conditions on the project site and in the project area and their potential impact on human health.
- **4.6 Air Quality:** Discusses local and regional air quality impacts associated with construction activities (short-term) and increased traffic (long-term) resulting from project implementation.
- **4.7 Hydrology and Water Quality:** Examines the impacts of the project on local hydrological conditions, including drainage areas, groundwater, and changes in drainage flow rates.
- **4.8 Geology and Soils:** Addresses the potential impacts the project may have on soils, soil suitability for development, and seismic hazards for proposed development.
- **4.9 Biological Resources:** Addresses the project's impacts on habitat, vegetation, and wildlife including listed, proposed and candidate threatened and endangered species.
- **4.10 Cultural Resources:** Addresses the potential for development activities to impact cultural resources on the project site, if these resources are present. Examines the potential that such resources exist.
- **4.11 Public Services and Utilities:** Discusses the impacts the project may have on the existing public services and utilities and assesses potential increases in demand.
- **4.12 Visual Resources/Light and Glare:** This section assesses the potential increase in nighttime illumination produced by the project as well as overall aesthetic impacts of the development and operation of the proposed project.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.1-2 presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to topical environmental analysis sections in Section 4.0, Environmental Setting, Impacts, and Mitigation Measures.

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**Table 2.1-2
Summary of Impacts and Mitigation Measures**

Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.1.1 The proposed project would introduce commercial, single-family, multi-family residential and possibly office uses on a previously undeveloped site. Surrounding areas developed with residential uses could be incompatible with these uses. This impact is considered potentially significant.</p>	Potentially Significant	This impact is mitigated through the Development Standards contained in the Guide for Development.	Less than Significant
<p>Impact 4.1.2 The proposed project will require rezoning in order to be consistent with the City of Citrus Heights Zoning Code. Currently the proposed zoning is inconsistent with the Zoning Code.</p>	Less than Significant	Note: This impact can be mitigated to less than significant.	Less than Significant
<p>Impact 4.1.3 The proposed project would provide infill on the largest remaining vacant parcel in the City. No impact would occur relative to dividing the community.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.1.4 The proposed project is anticipated in the Draft General Plan and is consistent with applicable land use goals and policies contained in the plan. Therefore, no project conflicts would occur in association with the Draft General Plan.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.1.5 The project site is not located within a Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, no impact would occur.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.3-1 Any residential outdoor activity areas located within 100 feet of the Sylvan Road centerline could be exposed to</p>	Significant	<p>MM 4.3-1a Construct a property line sound wall which is six feet in height relative to the building pad elevation. Alternative</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>traffic noise levels in excess of the 60 dB Ldn exterior noise level criterions. This is considered a significant impact.</p>		<p>mitigation measures include locating outdoor activity areas, patios 100 feet or greater from the Stock Ranch Road centerline.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights Planning and Building Divisions</p> <p><u>Timing:</u> Determine applicable measure (wall or setback) at time of development plan submittal; install prior to issuance of certificate of occupancy for residential uses.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	
<p>Impact 4.3-2 Proposed multi-family residential uses located adjacent to Sylvan Road and Stock Ranch Road could exceed the 60 dB Ldn exterior noise level criterion. This is considered a significant impact.</p>	Significant	<p>MM 4.3-2a Locate a central common outdoor activity area inside of apartment complexes, at a minimum of 300 feet from the Sylvan Road centerline, and 100 feet from the Stock Ranch Road centerline. This will provide an adequate setback from the roadways, and take advantage of shielding from multi-family unit buildings.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights Planning Division</p> <p><u>Timing:</u> Review setbacks at time of development plan submittal.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant
<p>Impact 4.3-3 Existing multi-family residences adjacent to Stock Ranch Road would be exposed to a significant increase in traffic noise levels due to the proposed project.</p>	Significant	<p>MM 4.3-3a Conduct a detailed analysis of barrier requirements to reduce traffic noise levels by up to 5 dB Ldn. A preliminary analysis indicates that a barrier 6-feet tall along the property line of the residences would reduce traffic noise levels by up to 5 dB Ldn.</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p><u>Responsible for Implementation:</u> Applicant/Developer <u>Responsibility for Monitoring:</u> City of Citrus Heights Planning Division <u>Timing</u> Determine need for soundwall or other mitigation at the time specific development projects are submitted</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	
<p>Impact 4.3-4 Existing residences along the proposed Fountain Square Drive extension will be exposed to a significant increase in noise from traffic, due to the extension of Fountain Square Drive.</p>	Significant	<p>MM 4.3-4a Conduct a detailed analysis of barrier requirements to reduce traffic noise levels by up to 6 dB Ldn. A preliminary analysis indicates that a barrier between 6 and 8-feet tall along the property line of the residences would reduce traffic noise levels by up to 10 dB Ldn.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer <u>Responsibility for Monitoring:</u> City of Citrus Heights Planning Division <u>Timing</u> Determine need for soundwall or other mitigation at the time specific development projects are submitted</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant
<p>Impact 4.3-5 Maximum noise levels due to loading docks could exceed the 70 dB and 65 dB maximum noise level criteria during the daytime and nighttime periods, respectively, for any residences located within 180 feet of loading docks.</p>	Significant	<p>MM 4.3-5a Restrict loading dock operations to the daytime hours. In addition, construct a sound wall or incorporate mitigation measures, which are sufficient to reduce loading dock maximum noise levels by 5 dB. This will need to be done when a detailed site plan and design have been submitted</p> <p><u>Responsible for Implementation:</u> <u>Responsibility for Monitoring:</u> <u>Timing:</u></p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.3-6 Truck circulation routes within 50 feet of residences could exceed the nighttime hourly average noise level criterion of 45 dB L₅₀. In addition, truck circulation routes within 50 feet of residences could also exceed the 70 dB and 65 dB maximum noise level criteria during the daytime and nighttime periods, respectively.</p>	Significant	<p>MM 4.3-6 Construct a sound wall or incorporate mitigation measures, which are sufficient to reduce truck circulation maximum noise levels to comply with City of Citrus Heights noise criteria. This will need to be done when a detailed site plan and design have been submitted.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights Planning Division</p> <p><u>Timing:</u> Determine need for soundwall or other mitigation at the time specific development projects are submitted.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant
<p>Impact 4.3-7 Rooftop mechanical equipment for commercial uses could exceed the daytime and nighttime exterior noise level criteria of 50 dB L₅₀ and 45 dB L₅₀, respectively. This impact is considered potentially significant.</p>	Potentially Significant	<p>MM 4.3-7a Rooftop mechanical equipment should be located a minimum of 100 feet from the nearest property line. Mechanical equipment should be shielded through the use of parapets or mechanical equipment wells. Any ventilation openings associated with cooling towers shall be oriented away from residential units.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights Planning Division</p> <p><u>Timing:</u> Review setbacks at the time of development plan submittal. Install at time of development.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant
<p>Impact 4.3-8 Crowd noise associated with park play fields could exceed the daytime and nighttime exterior noise level criteria at residential areas. This</p>	Potentially Significant	<p>MM 4.3-8a Restrict play field activities to the daytime hours. Provide buffers of 400 feet from the center of organized play fields to residential property lines; or</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>impact is considered potentially significant.</p>		<p>MM 4.3-8b Incorporate other mitigation measures such as barriers between play fields and residential uses.</p> <p><i>Responsible for Implementation:</i> Applicant/Developer <i>Responsibility for Monitoring:</i> City of Citrus Heights Planning Division <i>Timing:</i> Determine need for setbacks, soundwall or other mitigation at the time specific development projects are submitted.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	
<p>Impact 4.3-9 Noise levels due to lawn maintenance at proposed parks could exceed the daytime and nighttime noise level criteria.</p>	<p>Potentially Significant</p>	<p>MM 4.3-9 Lawn maintenance activities should be confined to the daytime hours. All equipment should be kept in good working condition, and fitted with proper muffler systems.</p> <p><i>Responsible for Implementation:</i> Sunrise Recreation and Park District <i>Responsibility for Monitoring:</i> City of Citrus Heights <i>Timing:</i> Ongoing</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	<p>Less than Significant</p>
<p>Impact 4.4.1 The proposed project would result in significant impacts to LOS at four intersections assuming Scenario 1 is developed. A significant unavoidable impact would occur at Greenback Lane/San Juan Avenue.</p>	<p>Significant and Unavoidable</p>	<p>MM 4.4.1a <u>Auburn Boulevard/San Tomas Drive</u> - Install a traffic signal at the Auburn Boulevard/San Tomas Drive intersection to improve operations to LOS B during the a.m. and p.m. peak hours under existing plus project (Scenario 1) conditions. The resulting spacing between this intersection and the adjacent signalized intersections would be adequate to facilitate progression of traffic through the Auburn Boulevard corridor.</p>	<p>Significant and Unavoidable</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p><u>Responsibility for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to issuance of any Certificate of Occupancy in the Auburn Commerce District.</p> <p>Note: Impacts can be reduced to acceptable levels through the implementation of mitigation measures.</p>	
<p>Impact 4.4.2 The proposed project would result in adverse impacts to LOS at five intersections assuming Scenario 2 is developed. A significant unavoidable impact would occur at Auburn Boulevard/Raintree Drive/Central Project Driveway intersection.</p>	Significant and Unavoidable	<p>MM 4.4.2a <u>Auburn Boulevard/Sylvan Road</u> - Install a second left-turn lane on the northbound approach to the Auburn Boulevard/Sylvan Road/Old Auburn Road intersection.</p> <p><u>Responsibility for Implementation:</u> Applicant to pay/City to install</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> As part of the City's planned intersection improvements</p> <p>MM 4.4.2b <u>Auburn Boulevard/Raintree Drive/Central Project Driveway</u>. The project applicant should install a traffic signal at the Auburn Boulevard/Raintree Drive/Central Project Driveway intersection prior to the issuance of any building Certificate of Occupancy in the Auburn Commerce District.</p> <p><u>Responsibility for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to the issuance of any Certificate of Occupancy in the Auburn Commerce District</p> <p>Note: This impact can be mitigated to an acceptable level at three intersections. However, impacts at</p>	Significant and Unavoidable

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p><i>the Auburn Boulevard/Raintree Drive/Central Project Driveway and Greenback Lane/San Juan Avenue intersections would remain significant and unavoidable.</i></p>	
<p>Impact 4.4.3 Both scenarios would result in increased traffic on Carriage Drive, which already exceeds the City's threshold of 3,000 vehicles per day. This is considered a significant and unavoidable impact.</p>	<p>Significant and Unavoidable</p>	<p>MM 4.4.3a Implement a traffic-monitoring program to ensure the availability of funds to construct the needed "traffic calming" measures.</p> <p><u>Responsibility for Implementation:</u> Applicant to pay</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to the issuance of Certificate of Occupancy in the Auburn Commerce District</p>	<p>Significant and Unavoidable</p>
<p>Impact 4.4.4 Development of Scenario 1 would increase traffic queuing in the westbound left-turn lane at the Auburn Boulevard/Raintree Drive/Central Project Driveway Intersection. This impact is less than significant, and does not require mitigation.</p>	<p>Less than Significant</p>	<p>No Mitigation Required</p>	<p>Less than Significant</p>
<p>Impact 4.4.5 Development of 450,000 square feet of shopping center uses would increase traffic queuing in westbound left-turn lane at the Auburn Boulevard/Raintree Drive/Central Project Driveway Intersection beyond available storage capacity. This is considered a significant unavoidable impact.</p>	<p>Significant and Unavoidable</p>	<p>MM 4.4.5a Implement MM 4.4.2b - Implementation of this mitigation measure would provide two westbound left-turn lanes, which would be sufficient to accommodate the 410 foot vehicle storage requirement.</p> <p>While MM 4.4.2b would provide additional turn lanes, since additional right-of-way would be needed to accommodate these lanes, this impact would remain significant and unavoidable.</p> <p><i>Note: This impact would remain significant following implementation of mitigation measures.</i></p>	<p>Less than Significant</p>

Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.4.6 Queued vehicles on Raintree Drive resulting from development of 385,000 square feet or 450,000 square feet of shopping center uses could interfere with turning movements into and out of the adjacent frontage road that parallels Auburn Boulevard. This is considered a significant impact.</p>	<p>Significant</p>	<p>MM 4.4.6a Install the following "Phase I" roadway improvements on Raintree Drive (see Figure 4.4-6):</p> <ul style="list-style-type: none"> • Install "Do Not Block Intersection" pavement markings at the Raintree Drive/Frontage Road intersection. <p>If motorists do not comply with the intersection markings and if queuing or operational problems occur, the project applicant, at the direction of City staff, should install the following "Phase II" roadway improvements on Raintree Drive and Auburn Boulevard (see Figure 4.4-6):</p> <ul style="list-style-type: none"> • Remove the "Do Not Block Intersection" pavement markings and construct a narrow raised median on Raintree Drive that extends approximately 75 feet back from the stopbar at the Auburn Boulevard/Raintree Drive intersection to physically prohibit left-turn movements at the frontage road intersection; and • Construct a right-turn only vehicular access in the landscaped area on Auburn Boulevard at Coachman Way. <p>Implementation of Mitigation Measure 4.4.6a would reduce the significance of Impact 4.4.6 to a less-than-significant level.</p> <p><u>Responsibility for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to the issuance of any Certificate of Occupancy for Phase I in the Auburn Commerce District.</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	<p>Less than Significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.4.7 Development of either Scenario 1 or 2 would increase the demand for transit service in the study area. However, neither scenario would interfere with existing or planned transit services in the area.</p>	Less than Significant	This impact is considered less-than-significant and does not require mitigation.	Less than Significant
<p>Impact 4.4.8 Development of either Scenario 1 or Scenario 2 would not interfere with existing or planned bicycle or pedestrian facilities in the area.</p>	Less than Significant	This impact is considered less-than-significant and does not require mitigation.	Less than Significant
<p>Impact 4.4.9 The proposed project result in significant impacts at three intersections under cumulative conditions for Scenario 1. A significant unavoidable impact would occur at Greenback Lane/San Juan Avenue.</p>	Significant and Unavoidable	<p>MM 4.4.9a Construct a second left-turn lane on the northbound approach to the Auburn Boulevard/Sylvan Road/Old Auburn Road intersection in addition to the City's planned CIP improvements.</p> <p><u>Responsibility for Implementation:</u> Applicant to pay fair share for construction.</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights to construct additional lane.</p> <p><u>Timing:</u> Prior to the issuance of any Certificate of Occupancy.</p> <p>MM 4.4.9b Implement Mitigation Measure 4.4.2a</p> <p><i>Note: Impacts can be reduced to acceptable levels through the implementation of mitigation measures.</i></p>	Significant
<p>Impact 4.4.10 The proposed project would worsen congestion at three intersections under cumulative conditions for Scenario 2. This is considered a significant impact.</p>	Significant	<p>MM 4.4.10a Construct a second westbound left-turn lane at the Auburn Boulevard/Van Maren Lane intersection.</p> <p><u>Responsibility for Implementation:</u> Applicant in coordination with the City</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights to construct additional lane</p> <p><u>Timing:</u> Based on traffic volumes, delay or level of service triggers</p>	Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p><i>developed by applicant and City staff.</i></p> <p>MM 4.4.10b Implement Mitigation Measure 4.4.2b.</p>	
<p>Impact 4.5.1 Hazardous materials may be present on the project site in association with past activities (i.e. dumping, abandoned vehicles) as well as the existing almond orchard. This is a potentially significant impact. <i>Note: This impact can be mitigated to an acceptable level</i></p>	Potentially Significant	<p>MM 4.5.1a The project applicant shall have the site inspected by a Registered Environmental Assessor (i.e. a professional environmental scientist or engineer registered as an REA in California) for the presence of hazardous materials and wastes. The investigations shall take the form of environmental audits, and shall include, at a minimum, site inspections for hazardous materials, examination of historic records, and review of public agency records. Reports detailing the results of the inspections shall be submitted to the City for review. The report preparer shall either certify that the site is free of hazards or recommend preparation of a site mitigation plan.</p> <p><u>Responsibility for Implementation:</u> City of Citrus Heights</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to granting grading permitting</p> <p>MM 4.5.1b In the event that a site inspection done for MM 4.5.1a uncovers chemical contamination or other hazardous materials or wastes at a parcel, the inspection report preparer shall notify the City and other agencies, as applicable, potentially including the state Environmental Protection Agency, the Regional Water Quality Control Board, and/or the County Environmental Management Department.</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<u>Responsibility for Implementation:</u> City of Citrus Heights <u>Responsibility for Monitoring:</u> City of Citrus Heights <u>Timing:</u> Prior to granting grading permitting	
<p>Impact 4.5.2 The project could potentially be developed with up to 570,000 sq. ft. of commercial uses. These uses could generate increased handling of hazardous materials and wastes. This is considered a potentially significant impact.</p>	Potentially Significant	<p>MM 4.5.2a Use storage and handling of hazardous materials by commercial uses within the project area shall be done in compliance with applicable City polices as well State and local laws, guidelines, and regulations.</p> <p><u>Responsibility for Implementation:</u> City of Citrus Heights <u>Responsibility for Monitoring:</u> City of Citrus Heights <u>Timing:</u> As a condition of approval</p> <p>MM 4.5.2b New commercial uses in the project area shall be required to install temporary hazardous waste storage areas on paved, impermeable surfaces with drainage controls and spill containment features.</p> <p><u>Responsibility for Implementation:</u> City of Citrus Heights <u>Responsibility for Monitoring:</u> City of Citrus Heights <u>Timing:</u> As a condition of approval</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	Less than Significant
<p>Impact 4.5.3 Residential uses proposed on the project site would result in an increase the generation, storage and disposal of household hazardous wastes. This impact is considered less than significant and does not require mitigation.</p>	Less than Significant	No Mitigation Required	Less than Significant

Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.6.1 Construction activities such as excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality at various times during the build-out period of the project. This impact is considered potentially significant.</p>	<p>Potentially Significant</p>	<p>MM 4.6.1a Conditions of approval shall require the implementation of the following mitigation measures for control of PM₁₀/dust during the construction of all components of the proposed project:</p> <ul style="list-style-type: none"> • Water exposed surfaces, graded areas, storage piles and haul roads at least twice daily. • Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled. • Limit onsite construction vehicles to 15 mph. • Sweep or wash paved streets adjacent to construction sites at least once a day to remove accumulated dust. • Maintain at least two feet freeboard when transporting soil or other material by truck. <p><u>Responsible for Implementation:</u> <u>Responsibility for Monitoring:</u> <u>Timing:</u></p> <p>MM 4.6.1b All construction contracts will require designation of a dust control coordinator. All neighboring properties within the standard noticing area will be provided with the name and phone number of a designated construction dust control coordinator who will respond to complaints by suspending dust-producing activities or providing additional personnel or equipment for dust control.</p> <p><u>Responsible for Implementation:</u> Applicant/Developer</p>	<p>Potentially Significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p><u>Responsibility for Monitoring:</u> City of Citrus Heights Building and Safety Division</p> <p><u>Timing:</u> During clearing, grading, and construction</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p> <p>MM 4.6.1c Conditions of approval shall require the implementation of the following mitigation measures for control of ozone precursors during the construction of any component of the proposed project:</p> <ul style="list-style-type: none"> • Encourage construction employees to use means other work site. • All stationary and mobile construction equipment will be proper running order though routine tune-ups. NO_x emissions from stationary and mobile construction equipment will be reduced by five percent. • Use alternative fuel or electric powered equipment where feasible. • Use diesel engines that meet the most recent emission standards. <p><u>Responsible for Implementation:</u> Applicant/Contractors</p> <p><u>Responsibility for Monitoring:</u> Building Department</p> <p><u>Timing:</u> Prior to and during construction</p>	
<p>Impact 4.6.2 Project-related emissions of ozone precursors and PM₁₀ would exceed the SMAQMD's thresholds of significance. This would be a</p>	<p>Significant and Unavoidable</p>	<p>MM 4.6.2a The following mitigation measures shall be implemented to reduce project impacts on a regional scale by reducing automobile travel or</p>	<p>Significant and Unavoidable</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
significant and unavoidable impact.		<p>reducing direct emissions from residences:</p> <ul style="list-style-type: none"> • Develop a bikeway and pedestrian trail system along major roadways and through open space areas to connect residences to proposed and existing commercial areas near the project. • Residential garages shall have electrical service that would allow installation of electric car recharge outlets at a later date. • Wire each housing unit to allow use of emerging electronic communication technology. • Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride-matching program for commuters and a public education program to inform residents of ridesharing and transit opportunities. • Open-hearth fireplaces are prohibited. Require residential use of EPA-certified woodstoves, pellet stoves or fireplace inserts. EPA-certified fireplaces and fireplace inserts are 70 to 90 percent effective in reducing emissions from this source. • Outdoor outlets shall be installed at residences to allow use of electrical lawn and landscape maintenance equipment. • Natural gas shall be available in residential backyards to allow use of natural gas-fired barbecues. 	

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<ul style="list-style-type: none"> • Electrical or alternatively fueled equipment should be used by any Community Services District for maintenance of the area under its jurisdiction. <p><u>Responsible for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> Planning Division</p> <p><u>Timing:</u> Prior to final plan approval</p> <p>MM 4.6.2b The commercial portions of the site will be developed under a Transportation Demand Management (TDM) program. The TDM program shall, at a minimum, include the following components:</p> <ul style="list-style-type: none"> • Designation of an on-site TDM coordinator. • Provisions to encourage bicycle commuting. • Provision of transit use incentives, provision of information, printed schedules and commuter promotions. • Carpool incentives. • Installation of secure bicycle parking facilities at commercial areas and parks. <p><u>Responsibility for Implementation:</u> Applicant/Developers</p> <p><u>Responsibility for Monitoring:</u> Planning Department</p> <p><u>Timing:</u> Prior to issuance of certificate of occupancy</p>	
<p>Impact 4.6-3 Traffic generated by the project would increase local carbon monoxide concentrations.</p>	<p>Less than Significant</p>	<p>This is a less-than-significant impact, and does not require mitigation.</p>	<p>Less than Significant</p>
<p>Impact 4.7-1: Development of the project site will increase the rate of stormwater runoff, which</p>	<p>Potentially Significant</p>	<p>Note: This impact can be mitigated to an acceptable level.</p>	<p>Less than Significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
may exacerbate flood conditions. This is considered a potentially significant impact.			
<p>Impact 4.7-2: Development of the project site would entail earthwork and grading. Due to the surface soil characteristics (slight to moderate erosion potential) the project site may be subject to erosion during project construction. Project-related alterations in on-site drainage patterns during construction could initiate and increase on-site erosion. This represents a potentially significant impact.</p>	Potentially Significant	<p>1) The project shall comply with all Phase II NPDES Storm Water regulations for major project construction activities. In particular, the project-grading plan shall include Drainage and Erosion Control Plans to minimize the impacts from erosion and sedimentation during grading. This plan shall conform to all standards adopted by the City of Citrus Heights. This plan shall include at least the following procedures: (a) restricting grading to the dry season; (b) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (c) protecting downstream storm drainage inlets from sedimentation; (d) use of silt fencing and hay bales to retain sediment on the project site; (e) use of temporary water conveyance and water diversion structures to eliminate runoff onto the banks of the Creeks; and (f) any other suitable measures outlined by the City Engineer.</p> <p><u>Responsibility for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> The applicant shall provide a detailed drainage plan to the City of Citrus Heights demonstrating compliance with this requirement prior to the issuance of any building permits. Monitoring for compliance with the plan shall occur during the construction phase of the project as</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		part of the City's standard inspections associated with grading and building permits.	
<p>Impact 4.7-3: The proposed project would increase the amount of non-point source and point source pollutants generated at the site during storm events, impacting the water quality of Arcade Creek, and causing a cumulative water quality impact to the City system. This is a potentially significant impact.</p>	Potentially Significant	<p>MM 4.7-3:</p> <p>1) Pursuant to NPDES requirements, the applicant shall develop a stormwater pollution prevention plan (SWPPP) for the project site. At a minimum, the SWPPP shall: (a) identify specific types and sources of stormwater pollutants; (b) determine the location and nature of potential impacts; and (c) specify appropriate control measures to eliminate any potentially significant impacts to receiving water quality from stormwater runoff. Control measures should include use of grassed swales or vegetated buffer strips, street sweeping of the entrance driveway during the summer months when traffic is greatest, and other design or source control management practices, as appropriate, to mitigate potential water quality effects.</p> <p>2) On-site detention facilities and/or a catch basin filtration system designed to adsorb oil and grease, petroleum hydrocarbons and heavy metals shall be installed to settle and capture pollutants to an acceptable degree before they are carried into the Creek system. The design for these facilities and/or systems shall be reviewed and approved by the City of Citrus Heights Public Works Department to comply with the requirements of the City's NPDES Permit. The applicant shall be required to implement a regular maintenance schedule for such facilities,</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>subject to City review and inspection, or the applicant shall hire a service to carry out such maintenance. Maintenance shall include periodic removal of accumulated sediments and/or flushing of systems.</p> <p><u>Responsibility for Implementation:</u> Applicant <u>Responsibility for Monitoring:</u> City of Citrus Heights <u>Timing:</u> 1: One-time Action) The applicant shall provide a detailed water quality control plan to the City of Citrus Heights demonstrating compliance with this requirement prior to the issuance of any building permits. 2: Ongoing Action). The applicant shall provide for long-term maintenance of facilities and systems comprising the water quality control plan.</p>	
Impact 4.8-1: Development in the project area could potentially expose people and structures to seismic groundshaking during an earthquake. This is considered a potentially significant impact.	Potentially Significant	This impact can be mitigated to an acceptable level.	Less than Significant
Impact 4.8-2: Soils on the project site may have potential for expansiveness. This is considered a potentially significant impact.	Potentially Significant	This impact can be mitigated to an acceptable level.	Less than Significant
Impact 4.8.3 Development of the project would include grading a substantial portion of land that could result in short-term soil erosion and possible transport of soils to Arcade and San Juan Creeks. This is considered a potentially significant impact. The long-term effect would be reduced soil erosion on site.	Potentially Significant	<p>MM4.8.3a Implementation of the following mitigation measures would reduce construction-related erosion and sedimentation impacts to less-than-significant levels:</p> <p>1) Prior to obtaining a grading permit, the applicant shall prepare an erosion control plan consistent with the construction site management plan developed for the National Pollutant Discharge Elimination</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>System (NPDES) permit.</p> <p>2) No construction activities of any kind, including grading (cuts or fills), trenching, stockpiling of materials, etc., shall occur within buffer areas established along all reaches of Arcade and San Juan Creeks per Chapter 27 (Tributary Standards) of the City of Citrus Heights Zoning Code.</p> <p>3) Grading areas left unprotected during the rainy season shall be stabilized. Stabilization measures may include NPDES Construction activities best management practices (BMPs) such as straw bales or sand bag barriers.</p> <p><u>Responsibility for Implementation:</u> Applicant</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights (Public Works/Engineering Departments)</p> <p><u>Timing:</u> The applicant shall provide a grading plan to the City of Citrus Heights demonstrating compliance with this requirement prior to the issuance of any grading permits. Monitoring for compliance with the plan shall occur during the construction phase of the project as part of the City's standard inspections associated with grading and building permits.</p>	
<p>Impact 4.9.1 Development of the project, as proposed, would result in the removal of approximately 45 acres of annual grassland habitat and may result in permanent and temporary impacts in up to 16 acres of annual grassland habitat.</p>	<p>Less than Significant</p>	<p>No Mitigation Required</p>	<p>Less than Significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.9.2 The proposed project would remove habitat for common resident and migratory wildlife through development of urban uses.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.9.3 Development of the proposed project could result in the removal and disturbance of native oak trees, oak woodland, and riparian woodland. These would be potentially significant impacts.</p>	Potentially Significant	<p>MM 4.9.3a</p> <p>1) An arborist survey shall be conducted by a certified arborist to inventory the number and locations of oak trees with a dbh of 6 inches or greater on the site within the area to be developed including commercial office, residential and park land uses. Additionally, this survey should include trees within open space and recreational land uses that may be affected by project elements including, but not restricted to, trail elements, park amenities, roads, and detention basins.</p> <p>2) The findings of the arborist survey shall be mapped onto the tentative map or development plan and wherever possible, direct loss of oak trees shall be avoided.</p> <p>3) A tree preservation and replacement plan shall be prepared and approved by the City prior to issuance of a grading permit. This plan shall include appropriate measures to educate new homeowners within the development area regarding the value and importance of native trees in their community.</p> <p>An oak tree mitigation and monitoring plan shall be incorporated into the preservation plan. While part of the purpose of the oak tree mitigation plan shall be to mitigate for loss of individual oak trees, off-setting and replacing the loss of contiguous oak woodland</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>shall be the main focus. Therefore, although some of the loss of oaks can be mitigated by inch for inch planting of native oak species in appropriate areas, a significant portion of the mitigation should be the preservation and creation of contiguous stands of oak woodland wherever possible. Tree species planted shall be restricted to species currently existing on the site (blue oak, interior live oak, or valley oak). Individual trees shall be planted randomly to create stands similar to those currently existing on the site. Detailed monitoring shall be included to ensure that an 80 percent survival rate is achieved over a five-year period. During monitoring, the following information will be evaluated: average tree height, percent canopy cover, and percent survival.</p> <p>The restoration plan will include a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival will be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed.</p> <p>d) To minimize impacts to oak trees not intended for removal, the following shall be implemented:</p> <p>A map shall be prepared identifying all oak woodland and riparian woodland canopy to be preserved.</p> <p>Trees that are not proposed for removal that are within 200 feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by an arborist). This fence, which is</p>	

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed.</p> <p>Grade changes shall be minimized to the extent feasible within or adjacent to the dripline of existing trees.</p> <p>Landscape buffers adjacent to open space areas shall be consistent with the predominant plant community, and fit the natural vegetation native to the area. Exotic or introduced plant species not consistent with the plant community in which proposed development is located shall be prohibited.</p> <p>An open space management plan shall be prepared that details measures to appropriately preserve and maintain oak woodland and riparian woodland as a functioning biological community within this urban setting in perpetuity.</p> <p><u>Responsibility to Implement:</u> Applicant <u>Responsibility to Monitor:</u> City of Citrus Heights Planning Department <u>Timing:</u> Prior to the issuance of grading permits</p>	
<p>Impact 4.9-4 Development of the proposed project could result in loss of special-status plant species. This would be a potentially significant impact.</p>	Potentially Significant	<p>MM 4.9.4a</p> <p>1) Prior to issuance of a grading permit a focused survey for special-status plants shall be conducted throughout the development area by a qualified biologist to determine the presence/absence of these species within the project area. The surveys shall be conducted during the appropriate time of the year for</p>	Less than significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>best identification for these species as follows:</p> <ul style="list-style-type: none"> • Boggs Lake hedge-hyssop (<i>Gratiola heterosepala</i>): April-May • Dwarf Downingia (<i>Downingia pusilla</i>): March-May • Legenere (<i>Legenere limosa</i>): May- June • Pincushion Navarretia (<i>Navarretia myesii</i> ssp. <i>myersii</i>): May • Sacramento Orcutt Grass (<i>Orcuttia viscida</i>): May- June • Sanford's Arrowhead (<i>Sagittaria sanfordii</i>): May-August • Slender Orcutt Grass (<i>Orcuttia tenuis</i>): May- June <p>2) If these species are not present within the project area then no further mitigation is required. However, if any of these species are identified within the project area, consultation with CDFG and USFWS shall be required to construct a conservation plan for the species present. The conservation plan shall evaluate the suitability of transplanting individual plants to another location on-site, to established off-site preserves, purchase of mitigation credits at an approved off-site mitigation bank or project redesign.</p> <p><u>Responsibility to Implement:</u> Applicant</p> <p><u>Responsibility to Monitor:</u> CDFG, USFWS, City of Citrus Heights Planning Department</p> <p><u>Timing:</u> Prior to the issuance of grading permits.</p>	
Impact 4.9.5 Development of	Potentially	MM 4.9.5a If construction is	Less than

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>the proposed project could result in disturbance to nesting raptors and other migratory birds. This would be a potentially significant impact.</p>	Significant	<p>proposed during the breeding season (February-August), a focused survey for migratory bird nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on the site. If active nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. Trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September to January). If no active nests are found during the focused survey, no further mitigation will be required.</p> <p><u>Responsibility to Implement:</u> Applicant.</p> <p><u>Responsibility to Monitor:</u> Applicant CDFG, USFWS, City of Citrus Heights Planning Department.</p> <p><u>Timing:</u> Prior to issuance of grading permits.</p>	significant
<p>Impact 4.9.6 Development of the proposed project could result in the impacts to special-status fish species. This would be a potentially significant impact.</p>	Potentially Significant	<p>MM4.9.6a</p> <p>1) Following final project design, a fisheries assessment shall be prepared to determine which species are present in the project area and whether any complete barriers to fish passage in the system are present upstream of the project site. This assessment shall include a more detailed evaluation of potential project impacts including potential thermal impacts of the increased stormwater flow on special-status fish species and impacts due to loss of riparian habitat.</p> <p>2) Consultation with USFWS, NMFS, and CDFG shall be required to determine appropriate measures to</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>avoid impacts to special-status fish species. Measures may include restrictions on loss of shaded riparian preserved habitat and restrictions on timing of stormwater releases into the stream.</p> <p><u>Responsibility to Implement:</u> Applicant</p> <p><u>Responsibility to Monitor:</u> NMFS, CDFG, USFWS, City of Citrus Heights Planning Department</p> <p><u>Timing:</u> Prior to issuance of grading permits.</p>	
<p>Impact 4.9.7 Development of the proposed project could result in removal of habitat for northwestern pond turtle. This would be a less than significant impact.</p>	<p>Less than Significant</p>	<p>No mitigation required</p>	<p>Less than Significant</p>
<p>Impact 4.9.8 Development of the proposed project could result in removal of habitat for western spadefoot toad. This would be a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>MM 4.9.8a</p> <p>a) Focused surveys shall be conducted, per USFWS and CDFG guidelines, by a qualified biologist in areas of potential species habitat. Surveys for spadefoot toad shall be conducted in accordance with USFWS guidelines and should be conducted during the months of May through November.</p> <p>b) If western spadefoot toad is not found on the site, no further mitigation is required. If this species is positively identified during the focused survey, then a detailed mitigation plan shall be prepared, in consultation with the USFWS and CDFG, that includes measures to avoid or minimize adverse effects of development on these species and their associated habitat. The mitigation plan shall incorporate a monitoring plan for these species during the period of construction. Potential mitigation measures</p>	<p>Less than Significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>include working in the breeding habitat outside of the breeding season, replacement and/or restoration of disturbed habitat, and monitoring of the construction site to ensure that no spadefoot are present in the work area. Because current project design eliminates most of the vernal pool habitat on the site, redesign of the project or moving the existing population may be necessary as part of the consultation requirements.</p> <p><u>Responsibility to Implement:</u> Applicant <u>Responsibility to Monitor:</u> CDFG, USFWS, City of Citrus Heights Planning Department <u>Timing:</u> Prior to issuance of grading permits.</p>	
<p>Impact 4.9.9 Development of the proposed project would result in removal of potential bat roosting habitat. This would be a potentially significant impact.</p>		<p>MM 4.9.9a</p> <p>1) Prior to the issuance of grading permits, a survey should be conducted to determine whether or not bats are utilizing the oak and riparian woodland on the project site.</p> <p>2) No further mitigation is required if there are no bat species utilizing the project area as roosting habitat. However, if these species are determined to exist within the project area, consultation with CDFG shall be required to determine suitable measures to avoid disturbance of roosting bats. Occupied trees shall not be removed while bats are occupying the tree.</p> <p><u>Responsibility to Implement:</u> Applicant <u>Responsibility to Monitor:</u> CDFG, City of Citrus Heights Planning Department</p>	

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>Impact 4.9.10 Development of the proposed project could result in the loss of potential habitat for vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) and vernal pool tadpole shrimp (<i>Lepidurus packardii</i>). This would be a potentially significant impact.</p>		<p><u>Timing:</u> Prior to issuance of grading permits</p> <p>MM 4.9.10a For any fill of vernal pool habitat on the site, Section 7 consultation with the USFWS will be required to determine whether the project is likely to affect either of these species. As part of the consultation, USFWS may request surveys of the site to help determine whether or not these species are present. If it is determined that the project is likely to adversely affect this species, a conservation plan shall be prepared that includes measures to avoid or mitigate adverse effects of development on these species. These measures may include preservation of some or all vernal pools on the site, construction of new vernal pool habitat, purchase of off-site mitigation credits, or project redesign.</p> <p><u>Responsibility to Implement:</u> Applicant. <u>Responsibility to Monitor:</u> USFWS, Corps, City of Citrus Heights Planning Department <u>Timing:</u> Prior to the issuance of grading permits.</p>	
<p>Impact 4.9.11 Development of the proposed project could result in the loss of potential valley elderberry longhorn beetle habitat. This would be a potentially significant impact.</p>	Potentially Significant	<p>MM 4.9.11a</p> <p>a) A comprehensive elderberry survey shall be conducted that identifies the location and size (including number of stems over 1 inch at ground level) elderberry shrubs within developed areas including commercial, residential, and park land uses. Within the open space areas, elderberry shrubs shall be surveyed that are within 100 feet of proposed roads, trails, pedestrian bridges, detention basins or other construction that may cause the</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>removal or indirect impacts to an elderberry shrub.</p> <p>b) Consultation with USFWS is required for removal of any elderberry shrub. Ideally, the project should avoid removal or indirect impacts to elderberry shrubs. Typically, the USFWS requires a 20-foot setback from the outer dripline edge of each shrub; or</p> <p>If these shrubs cannot be avoided, then a mitigation plan, which must include one or more of the following, shall be implemented:</p> <p>1) Obtain credits at an approved mitigation bank; or 2) Implement an onsite mitigation and monitoring plan that includes transplantation of the shrub and planting of elderberry seedlings.</p> <p><u>Responsibility to Implement:</u> Applicant. <u>Responsibility to Monitor:</u> USFWS, City of Citrus Heights Planning Department <u>Timing:</u> Prior to the issuance of grading permits.</p>	
<p>Impact 4.9.12 Development of the project area would result in fill of jurisdictional waters of the U.S. This would be a significant impact.</p>	Significant	<p>MM 4.9.12a</p> <p>1) A delineation of the project site has been conducted by Gibson and Skordal (May 2000). This delineation shall be submitted to the Corps for verification and the appropriate Section 404 permit shall be acquired for any affected jurisdictional waters. Section 401 Water Quality certification or waiver also is required.</p> <p>2) Any wetlands that would be</p>	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
		<p>lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps. To ensure success of the creation or restoration of wetlands, post-construction monitoring shall be conducted by a qualified restoration scientist annually for at least five years. Annual report will be submitted to the CDFG, Corps, and USFWS. Success shall be evaluated to have been achieved if 80% or greater vegetative cover by wetland and facultative wetland plant species has been achieved.</p> <p>3) Prior to issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.</p> <p><u>Responsibility to Implement:</u> Applicant.</p> <p><u>Responsibility to Monitor:</u> Corps, CDFG, USFWS, City of Citrus Heights Planning Department</p> <p><u>Timing:</u> Prior to the issuance of grading permits.</p>	
<p>Impact 4.9.13 The project would contribute cumulatively to the ongoing loss of local, state, and federal biological resources in the region. However, with</p>	<p>Less than Significant</p>	<p>No mitigation required</p>	<p>Less than significant</p>

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
incorporation of mitigation measures, this project is consistent with and implements the City of Citrus Heights Draft General Plan. The Draft General Plan EIR has found that impacts to biological resources are considered to be less than cumulatively significant due to the low percentage of undeveloped land within the City.			
Impact 4.10.1 The project site is located in an area of historic sensitivity. However, previous surveys of the project site have not revealed any historic resources. Therefore, this impact is considered less than significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.10.2 The project site has the potential to contain subsurface cultural resources. This is considered a potentially significant impact.	Potentially Significant	<p>MM 4.10.a If during excavation or construction activities any cultural resources are encountered, the Department of Environmental Review and Assessment shall be immediately notified. In addition, if any human remains are discovered, the Sacramento County Coroner must also be immediately notified. The construction activities shall also be periodically monitored by an archaeologist.</p> <p>MM 4.10.10b If any cultural resources are encountered during development, the Department of Environmental Review and Assessment shall coordinate additional research by a qualified archaeologist and/or historian.</p> <p><i>Note: This impact can be mitigated to less than significant levels.</i></p>	
Impact 4.11.1 The proposed project would add additional resident population and building square footage, which would increase the demand for fire	Potentially Significant	MM 4.11.1a The City shall negotiate a property tax increment from the proposed development to fund additional demand for fire protection services.	Less than Significant

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Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
<p>suppression and other emergency response services. This impact is considered potentially significant.</p>		<p><u>Responsibility for Implementation:</u> City of Citrus Heights</p> <p><u>Responsibility for Monitoring:</u> City of Citrus Heights</p> <p><u>Timing:</u> Prior to project approval</p> <p><i>Note: This impact can be mitigated to an acceptable level.</i></p>	
<p>Impact 4.11.2 The proposed project would add additional residential and commercial uses requiring police protection in the City of Citrus Heights. This impact is addressed through the policies contained in the City's Draft General Plan. Impacts are considered less than significant.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.11.3 The proposed project would add up to 245 additional students to the San Juan Unified School District. Schools receiving students generated by the project are currently operating near or at capacity. Therefore, this is considered a potentially significant impact.</p>	Potentially Significant	This impact can be mitigated to an acceptable level.	Less than Significant
<p>Impact 4.11.4 Development of the proposed project would increase demand for water and water distribution. Purveyors supplying water to the City are prepared to provide water necessary for buildout of the General Plan of which the proposed project is a part. Therefore, impacts to water supply are considered less than significant.</p>	Less than Significant	No Mitigation Required	Less than Significant
<p>Impact 4.11.5 The proposed project would require extension of water distribution to the project site. Existing infrastructure is located in the area of the project site. Therefore, this impact is considered less significant.</p>	Less than Significant	No Mitigation Required	Less than Significant

2.0 EXECUTIVE SUMMARY

Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
Impact 4.11.6 The proposed project would require connection to the City's wastewater collection system. Existing infrastructure is located in the area of the project site. Therefore, this impact is considered less significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.11.7 The proposed project would generate additional wastewater flows requiring treatment by the CSD-1. The increase in flows is anticipated as part of buildout of the General Plan and can be accommodated by the CSD-1. Therefore, this impact is considered less than significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.11.8 The proposed project would generate demand for additional park facilities. Based on the City's Standard of 3.55 acre of park/1,000 residents, the project would be required to supply 5.61 acres of recreational/open space. This impact is considered less than significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.11.9 The proposed project would require extension of electrical and gas service to the project site. Existing infrastructure is located in the project area. Therefore, this impact is considered less than significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.11.10 The proposed project would increase demand for solid waste service within the City of Citrus Heights. This impact is considered less than significant.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.12.1 The proposed project would introduce urban uses to a previously undeveloped piece of property. The placement of such uses could result in the obstruction/impairment of views from surrounding roadways and neighboring uses. This is	Potentially Significant	This impact can be mitigated to an acceptable level through the implementation of the Guide to Development.	Less than Significant

2.0 EXECUTIVE SUMMARY

Impact	Significance Without Mitigation	Proposed Mitigation Measures	Significance AFTER Mitigation
considered a potentially significant impact.			
Impact 4.12.2 The proposed project would surround Arcade Creek with urban uses including commercial uses to the north and residential uses and/or commercial and office to the south.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.12.3 Development of the Stock Ranch property would provide infill on the largest remaining parcel in the City of Citrus Heights. This project is consistent with and planned for in the General Plan. Therefore, no impact would occur in association with disrupting the surrounding community.	Less than Significant	No Mitigation Required	Less than Significant
Impact 4.12.4 The proposed project would introduce new light sources to the project site in association with commercial and residential development. This is considered a significant impact.	Significant	This impact can be mitigated to an acceptable level through the implementation of design standards in the Guide to Development	Less than Significant
Impact 4.12.5 The proposed project conforms to the City of Citrus Heights Draft General Plan Goals and Policies relative to corridors and streetscapes and gateways. The Development Guide supports and serves to implement these goals and policies. Therefore, no impact would occur.	Less than Significant	No Mitigation Required	Less than Significant