

## **CHAPTER 4 ENVIRONMENTAL ANALYSIS**

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### **4.1 LAND USE**

This section addresses the potential land use impacts associated with the proposed Mitchell Farms Subdivision (project). The proposed project would change portions of the land use and zoning designations on ±56 acres in the City of Citrus Heights (City) to provide for up to 260 residential units and 23 acres of recreational and open space. This section evaluates potential impacts of the project related to changing the existing and planned land uses for the site, and the compatibility of the proposed development with surrounding land uses.

No comments were received addressing land use concerns in response to the project's Notice of Preparation. The Notice of Preparation and comments received are included in Appendix A.

#### **4.1.1 Environmental Setting**

The approximately ±56-acre project site is located north of Greenback Lane, east of Sunrise Boulevard, and west of Fair Oaks Boulevard, as shown in Figure 3-2, Project Location, in Chapter 3, Project Description. The site consists of Assessor's Parcel Numbers (APNs) 243-0070-029, 243-0070-030, 243-0082-001, 243-0082-002, 243-0082-019, 243-0082-021, 243-0082-023, 243-0082-037, 243-0480-004, 243-0480-005, 243-0480-013, 243-0480-014, 243-0480-015, 243-0480-016, 243-0480-019, 243-0480-020, 243-0480-021, 243-0480-025, 243-0480-033, and 243-0480-034. In addition, the proposed Emergency Vehicle Access along the northern boundary of the site would affect a portion of APN 243-0070-002 while the multi-use trail connection to Sunrise Boulevard would affect a portion of APN 243-0480-032. The project site is mapped within the Citrus Heights quadrangle of the U.S. Geological Survey 7.5-minute topographic map. An aerial photo of the project site is provided in Figure 3-3, Aerial Photograph, in Chapter 3.

The project site supports areas of valley oak woodland intermixed with urban/developed land. The topography of the site is relatively flat, with the South Branch of Arcade Creek splitting the site north to south.

#### **Project Site Land Uses**

Historically, the site was used for agricultural purposes until the 1970s, when the site's residence and golf course were constructed. The project site is currently used as a nine-hole traditional golf course and disc golf course. The golf course includes a restaurant/clubhouse, a pro-shop, a portable office building, and a driving range in the western portion of the property. Typical golf tees, greens, fairways, and pathways are dispersed throughout the site. The disc golf course is intermingled with the traditional golf course. An occupied residence is located in the northern

portion of the site, and a fruit stand is operated seasonally. In addition, abandoned batting cages and an abandoned miniature golf course occupy the portion of the site along the north side of Arcadia Drive, along with a mono-pine cellular communication tower.

### **Land Uses Adjacent to the Project Site**

As shown in the aerial photograph in Figure 3-3, adjacent land uses include apartment complexes surrounding the northeastern portion of the site, and the Arcade Lake Community condominiums along the western portion of the northern project site boundary. Residential uses, including a mixture of single-family homes and apartments, are located on the west side of Sunrise Boulevard and the east side of Fair Oaks Boulevard. Several commercial uses, including two big box stores and various other retail and food service businesses, are located between the project site's western boundary and Sunrise Boulevard, with additional office, commercial, and retail uses present along Sunrise Boulevard, Greenback Lane, Arcadia Drive, and the portion of Fair Oaks Boulevard near Greenback Lane.

The South Branch of Arcade Creek that crosses the project site continues to the west. After passing under Sunrise Boulevard, the creek runs through the Arcade Creek Park Preserve, located north of Bonham Circle.

The Citrus Heights General Plan identifies the area south and west of the project site as the Sunrise Marketplace retail node (City of Citrus Heights 2011). This node extends from Birdcage Lane on the west to Arcadia Drive on the north (and extending farther north along Sunrise Boulevard up to the PetSmart that is adjacent to the project site) to Fair Oaks Boulevard on the east and to Madison Avenue on the south, encompassing Sunrise Mall and the wide variety of commercial and retail businesses surrounding the mall. There is also an electrical substation along the northern site boundary and a Citrus Heights Water District well on the eastern portion of the site. Other land uses in the project vicinity are a cemetery to the east and Tempo Park to the north.

### **Existing General Plan and Zoning Designations**

#### ***Project Site***

Land uses for the project site are determined by the City of Citrus Heights General Plan and the City of Citrus Heights Zoning Ordinance. Land use designations for the project site under the City's General Plan are Open Space (34.78 acres), High Density Residential (6.26 acres), and General Commercial (15.77 acres) (City of Citrus Heights 2011). Zoning designations on the site are Commercial Recreation (CR) on 34.78 acres, Limited Commercial (LC) on 0.96 acres, Shopping Center (SC) on 14.81 acres, and High Density Residential (RD30) on 6.26 acres (City of Citrus Heights 2017) (see Table 4.1-1). As shown in Figure 4.1-1 Proposed General Plan Amendment, the project proposes amendments to the Citrus Heights General Plan to redesignate

the project site to include Medium Density Residential on approximately 28 acres of the site and Open Space on approximately 23 acres in the central portion of the site. The project also proposes rezoning the project site to Special Planning Area (SPA) and Open Space (O), as displayed in Figure 4.1-2 Proposed Zoning.

**Table 4.1-1  
Existing Project Site General Plan and Zoning Designations**

Assessor's Parcel Number	Size (acres)	General Plan Designation	Zoning Designation
243-0070-029	2.39	High Density Residential	RD30PD – High Density Residential/Planned Development
243-0070-030	3.87	High Density Residential	RD30PD – High Density Residential/Planned Development
243-0082-001	0.22	General Commercial	SC – Shopping Center
243-0082-002	2.13	General Commercial	SC – Shopping Center
243-0082-019	0.35	General Commercial	SC – Shopping Center
243-0082-021	3.0	General Commercial	SC – Shopping Center
243-0082-023	0.77	General Commercial	SC – Shopping Center
243-0082-037	3.75	General Commercial	SC – Shopping Center
243-0480-004	0.53	General Commercial	SC – Shopping Center
243-0480-005	0.02	General Commercial	SC – Shopping Center
243-0480-013	1.29	General Commercial	SC – Shopping Center
243-0480-014	0.02	General Commercial	SC – Shopping Center
243-0480-015	0.19	General Commercial	SC – Shopping Center
243-0480-016	0.06	General Commercial	SC – Shopping Center
243-0480-019	1.27	General Commercial	SC – Shopping Center
243-0480-020	0.91	General Commercial	SC – Shopping Center
243-0480-021	0.96	General Commercial	LC – Limited Commercial
243-0480-025	0.3	General Commercial	SC – Shopping Center
243-0480-033	34.26	Open Space	CR – Commercial Recreation
243-0480-034 (portion)	0.52	Open Space	CR – Commercial Recreation
<b>Total</b>		<b>56.81</b>	

Sources: City of Citrus Heights 2011, 2017

### ***Adjacent Land Use Designations and Zoning***

Land to the north, west, and south is within the City of Citrus Heights, and land to the east, across Fair Oaks Boulevard, is under the jurisdiction of Sacramento County. Land use and zoning designations for the areas south of the project site are generally General Commercial (land use designation) and Shopping Center (zoning), with some areas zoned Limited Commercial south of Greenback Lane. Similarly, areas to the west of the project site are designated General Commercial under the General Plan and carry the Shopping Center zoning, and one parcels carrying the Business Professional zoning is intermixed on the west side of

Sunrise Boulevard. Residential properties to the north of the site include Low Density Residential (RD5) and Medium Density Residential (RD10). On the west side of Sunrise Boulevard, north of the site, there are some areas designated Medium Density Residential (RD20) (City of Citrus Heights 2011, 2017).

To the east, in Sacramento County, land near the Fair Oaks Boulevard/Greenback Lane intersection is zoned Limited Commercial, which transitions to Medium Density Residential (RD10) a little farther east (along Hayworth Lane) and north (along Astaire Lane and Brando Loop). Medium Density Residential (RD20) zoning occurs farther north on Fair Oaks Boulevard, along Woodlake Hills Drive. The Mount Vernon Memorial Cemetery is zoned Low Density Residential (RD2) (City of Citrus Heights 2011, 2017).

### Other Approved and Pending Development Projects in the Vicinity

Several other development projects have been recently approved (and not yet constructed) or proposed in the City. Table 4.1-2 provides a summary of these projects.

**Table 4.1-2  
Summary of Approved and Proposed Developments**

Project Name and Summary	Project Site Size (acres)	Number of Residential Units Planned or Proposed	Square Feet of Commercial/ Office Space	Status
Mariposa Creek Subdivision	3.5	15	-	Approved
8043 and 8053 Holly Drive parcel maps	3.48	6	-	Approved
Wyatt Ranch 7876 Lawrence Ave	4.3	23	-	Approved
Bearpaw Village 7534 Old Auburn	2.9	42	-	Under Review
Auburn Heights 7078 Auburn Blvd	0.70	8	-	Under Review
Big Lots and Rebounderz 8501 Auburn Blvd	6.8	0	Remodel existing vacant building	Approved
Shell station hydrogen fuel 6141 Greenback Ln	0.9	0	Add hydrogen fueling pumps to existing gas station	Approved
Quantum Care 6550 Greenback Ln	1.85	-	32,386 sq ft/63-bed memory care and assisted living facility	Approved
Hop Crawler 7291 Greenback Ln	0.7	0	-	Approved
Quick Quack car wash 7882 Lichen Dr	1.46	0	3,500 sq ft	Under construction

**Table 4.1-2  
Summary of Approved and Proposed Developments**

<b>Project Name and Summary</b>	<b>Project Site Size (acres)</b>	<b>Number of Residential Units Planned or Proposed</b>	<b>Square Feet of Commercial/ Office Space</b>	<b>Status</b>
Human Bean coffee kiosk 7601 Sunrise Blvd	3.9	0	750 sq ft	Approved
Stock Ranch Shops 11 6920 Auburn Blvd	1.1	-	-	Under review
Costco Gasoline Expansion 7000 Auburn Blvd	0.78	-	-	Under review
California Quick Slice 7770 Auburn Blvd	.38	-	Remodel existing vacant gas station	Approved
Studio Movie Grill 8501 Auburn Blvd (modification to the approved Big Lots and Rebounderz project that would replace Rebounderz with Studio Movie Grill)	6.8	-	Remodel existing vacant building	Under review
5437 Sunrise Blvd parcel map	10	-	No new structures proposed	Under review
Citrus Heights Retail Center 5511 Sunrise Blvd	1.5	-	Demolish existing building and construct 10,000 sq ft retail building	Under review
6041 Sunrise Blvd parcel map	25.36	-	-	Under review
6199 Sunrise Blvd parcel map	2.8	-	-	Under review
Arco gas station, convenience store and car wash	.92		Demolish existing 2 story office building and construct 24-hour gas station, convenience store, and car wash	Under review
<b>Totals</b>	<b>69.03</b>	<b>94</b>	<b>±40,000</b>	

Source: Citrus Heights 2018

### **Sustainable Communities Strategy and Blueprint Project**

The Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization responsible for developing the federally required Metropolitan Transportation Plan and the state-required Sustainable Communities Strategy (SCS) in coordination with the 22 cities, six counties, and other partner agencies in the greater Sacramento region. Senate Bill 375 added the requirements for an SCS to be included in transportation plans. Senate Bill 375 was adopted with the goal of reducing greenhouse gas emissions from cars and light trucks, and is expected to make it easier for communities to build housing and provide transportation

choices. The SCS is a plan to meet a region’s greenhouse gas emissions reduction target while taking into account regional housing needs, transportation demands, and protection of resources and farm lands based on the best forecast of likely land use patterns. The SCS was prepared based on the growth projections contained in general plans and other planning documents adopted by land use agencies in the region and reflecting the SACOG Blueprint Project. The Metropolitan Transportation Plan is a long-range plan for transportation in the region, also built on the SACOG Blueprint Project (see description, below).

SACOG adopted its first Metropolitan Transportation Plan/SCS in April 2012, with an update in February 2016. They are based on projections for growth in population, housing, and jobs provided by the cities and counties that make up SACOG. The City is indicated in the SCS as an Established Community, adjacent to the Established Community of the City of Roseville and adjacent to the unincorporated communities of Fair Oaks, Orangevale, and Foothill Farms (SACOG 2012, 2016).

The SCS was prepared based on three development scenarios from which a Preferred Scenario was identified. SACOG found that Scenario 3 increased “regional accessibility to jobs the most, in large part because more new housing units in this scenario are added in close proximity to employment centers, more new jobs are added in close proximity to housing-rich areas, and the least number of new housing units are added on the urban edge, where job accessibility is lower than in the urban and suburban center” (SACOG 2012). The Preferred Scenario includes a focus on developing within infill areas instead of greenfield (undeveloped) areas, support for developing more single-family and attached dwelling units on smaller lots, and a goal to improve the jobs-housing balance for each subregion.

Prior to preparation of the SCS, SACOG completed its Blueprint Project, which established a long-range regional vision for how the Sacramento region will manage an effective doubling of population by 2050. Many of the strategies that were discussed by participants in the Blueprint Project process (consisting of more than 5,000 residents of the region) called for implementation of what are known as the Blueprint Planning Principles: housing options, compact development, transportation choices, mixed land uses, conservation of natural resources, making better use of existing assets, and quality design. The Preferred Blueprint Scenario depicts a plan for regional growth through the year 2050 in a manner generally consistent with the Blueprint Planning Principles. The Preferred Blueprint Scenario serves as a framework to guide local government in growth and transportation planning through 2050 (SACOG 2004).

## **Development in Surrounding Jurisdictions**

### ***City of Roseville***

The City of Roseville borders Citrus Heights to the north, approximately 3.5 miles north of the project site. Most areas in the southeastern portion of the City of Roseville have been developed since the 1970 and 1980s, and there are no large development proposals pending in this area. Current growth areas in the City of Roseville are located in the northwestern portion of the city, generally west of Fiddymment Road.

### ***Sacramento County***

The unincorporated communities of Orangevale and Fair Oaks border Citrus Heights to the east and southeast. These areas are largely built-out, although there are several parcels that remain vacant or in rural residential use scattered throughout both communities. For example, there is a small vacant parcel on the east side of Fair Oaks Boulevard, directly east of the Mitchell Farms project site.

## **4.1.2 Regulatory Setting**

There are no federal land use regulations pertinent to the proposed project.

### **State Regulations**

No state regulations are applicable to the analysis of the effects of land use and planning relating to the proposed project.

### **Local Regulations**

#### ***City of Citrus Heights General Plan***

The project site is located within the land use planning area of the City's General Plan. The General Plan sets forth goals, policies, and implementation measures to guide land use and development within its planning area. California planning law dictates that all land use decisions be consistent with the implementing jurisdiction's adopted General Plan. Therefore, the proposed project must be consistent with the City's General Plan and the City's Zoning Ordinance.

California Government Code, Section 65300, requires each county and city to adopt a general plan to guide development. The General Plan establishes a city's development goals and policies; sets the land use, housing, and development policies for a city; and designates allowable land uses for all property throughout the city.

Many of the City’s General Plan policies applicable to the proposed project were adopted with the intent to reduce the environmental impacts of ongoing development, and land use designations were adopted to provide the long-range planning necessary to minimize conflicts between adjacent land uses and provide adequate infrastructure (City of Citrus Heights 2011, 2017).

The land use designations for the project site in the City’s General Plan are Open Space, High Density Residential, and General Commercial (City of Citrus Heights 2011). The project applicant is requesting the site be designated for Medium Density Residential and Open Space land uses.

### ***City of Citrus Heights Zoning Ordinance***

The purpose of the City of Citrus Heights Zoning Ordinance (Title 106 of the Citrus Heights Municipal Code) is to implement the goals, policies, and objectives of the Citrus Heights General Plan. The Zoning Ordinance regulates all land uses and development within the City by requiring proposed land uses, buildings, structures, and land division to comply with the regulations set forth for each zoning district.

The project site is zoned Commercial Recreation (CR), Limited Commercial (LC), Shopping Center (SC), and High Density Residential (RD30) (City of Citrus Heights 2017). The project applicant is requesting the site be re-zoned to Special Planning Area (SPA).

## **4.1.3 Impacts**

### **Methods of Analysis**

The following assessment of land use impacts is based on a review of applicable plan, policy, and regulatory documents, as well as consultation with City of Citrus Heights Planning Department staff. The analysis evaluates the proposed project’s consistency with relevant plans and policies and compatibility with surrounding land uses.

The first impact discussed in this section relates to the consistency of the proposed project with all applicable City environmental resource policies, including those resource policies and environmental issue areas covered in other sections of this EIR. Where mitigation measures are necessary to ensure compliance with the City’s environmental resource policies, those measures are referenced in the first impact discussion. The full text of each mitigation measure is presented in the relevant section of this EIR, and is not repeated here.

A search of the California Department of Conservation’s California Important Farmland Finder showed that the project site does not include any farmland designated as Prime, Unique, or Statewide Importance, or contain any lands under a Williamson Act contract (Department of Conservation. 2017). The project would not convert designated farmland to nonagricultural uses,

and, therefore, the proposed project would result in no impact to agricultural uses, farmland, and Williamson Act contract lands. In addition, the project is not located adjacent to farmland; therefore, the project would not hasten the conversion of farmland to nonagricultural uses. Thus, these issues are not further evaluated.

The land use analysis in an EIR does not typically include a discussion of cumulative impacts, because the consistency analysis of applicable land use goals and policies, and compatibility with existing adjacent uses is not an additive effect. Therefore, there are no significant land use consistency impacts where the project, in combination with impacts from other projects, could contribute to a cumulative land use impact. Thus, cumulative land use impacts are not further evaluated. Potential cumulative land use compatibility issues such as those related to noise, traffic, or air quality are addressed within the appropriate resource sections of this EIR.

### Significance Criteria

Appendix G of the CEQA Guidelines provides the criteria that were used to determine whether the proposed project would have a significant environmental impact related to land use. Potentially significant impacts associated with the proposed project have been evaluated using the following significance criteria. Would the project:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Substantially conflict with surrounding land uses (current and planned) or physically divide an existing community?

### Project Impacts

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<b>IMPACT 4.1-1:</b>	Conflict with land use plans, policies, or regulations
<b>SIGNIFICANCE:</b>	Potentially Significant
<b>MITIGATION MEASURES:</b>	Mitigation Measures 4.3e, 4.3f, 4.6a, and 4.8a
<b>SIGNIFICANCE AFTER MITIGATION:</b>	Less Than Significant

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Land use planning impacts are evaluated in this section by determining whether the proposed project is in compliance with the goals and policies of the General Plan and other relevant policy documents. The analysis focuses specifically on policies that, if violated, may contribute to some direct or reasonably foreseeable indirect environmental impact (as defined by the CEQA Statutes and Guidelines) compared to what would be anticipated with full policy compliance. The focus of this section is on policies that apply to housing projects, not on policies that apply to the City

itself, and not policies that specifically apply to a type of land use not proposed as part of this project. The City’s General Plan goals and policies that guide land use and protection of environmental resources do not always allow qualitative or definitive evaluation. Therefore, although this EIR does thoroughly analyze and report on project consistency with environmental policies, it will be the task of City Planning Commission and City Council members to make the ultimate determination in this regard.

As discussed in Section 4.1.2, Regulatory Setting, land uses at the project site are governed by the City’s General Plan and Zoning Ordinance. Under the General Plan, the project site is made up of three distinct land use designations: Open Space, High Density Residential, and General Commercial (City of Citrus Heights 2011). The project applicant is requesting the site be designated for Medium Density Residential and Open Space. The zoning designations for the project site, pursuant to the City of Citrus Heights Zoning Ordinance, are Commercial Recreation, Limited Commercial, Shopping Center, and High Density Residential. The project applicant is requesting the site be re-zoned to Special Planning Area.

Under the existing General Plan designations, the project site could support 6.26 acres of high-density residential land uses, 15.77 acres of general commercial land uses, and 33.67 acres of commercial recreational. The General Plan describes the High Density Residential designation as providing for “single-family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21–30 units per net acre. The FAR [floor-area ratio] for nonresidential uses shall not exceed 0.5” (City of Citrus Heights 2011). The General Commercial 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 FAR for residential and nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 units per net acre” (City of Citrus Heights 2011).

The City’s Housing Element assumed the 6.26 acres designated for high-density residential land use would support 93 multi-family dwelling units. In comparison, the proposed project would establish 32 acres of medium-density residential development consisting of 260 single-family detached dwelling units that range from approximately 1,450 to 2,125 square feet on lots between approximately 2,000 and 9,000 square feet. The project would develop more residential units than were anticipated for the site by the General Plan, preclude development of any commercial land uses on the site, and demolish the existing commercial recreation facilities on site. However, these changes to the development planned for the site do not directly indicate any adverse environmental impacts. The proposed development is consistent with the General Plan Medium Density Residential designation, and is similar to other existing development in the project area.

### *Project Consistency with the General Plan*

The most substantial land use change proposed by the project would entail development of residential uses on land currently designated for commercial development, as shown in Figures 4.1-1 and 4.1-2. The project would redesignate 15.77 acres of commercial uses to residential. This would increase the total amount of residential land uses that could be accommodated within the City, and reduce the total amount of commercial uses in the City. Due to the City's prior planning decisions, there has been a reduction in the total amount of land available for residential development, and the proposed project would help to offset that reduction. The loss of 15.77 acres of commercial uses would slightly decrease the City's total capacity for construction of new commercial space. However, the slight increase in residential capacity and decrease in commercial capacity would not substantially alter the City's anticipated land uses in the local area or in the City overall. All of the adverse physical environmental effects that could result from this change in planned land uses (e.g., related to visual resources, noise, traffic, air quality, and greenhouse gas emissions) are evaluated throughout this EIR and were found to result in **less-than-significant impacts**.

The project would provide a site layout, architectural design, and landscaping that is compatible with neighboring land uses and would not significantly degrade the visual character of the project area.

The project is consistent with the City's policies regarding internal roadways, trails, and pedestrian pathways to connect the residential, recreational, and open space components of the project and ensure appropriate circulation within the project site. The project would reconstruct/restripe portions of Arcadia Drive. This includes striping a Class II bicycle lane on both sides of Arcadia Drive, as anticipated under the City's Bikeway Master Plan (City of Citrus Heights 2015).

The project would generate air pollutant emissions that remain below the thresholds established by the Sacramento Metropolitan Air Quality Management District. The project would generate greenhouse gas emissions at a rate that is consistent with the expectations of the City's Greenhouse Gas Reduction Plan. Mitigation Measure 4.8a is required to ensure that the project includes design features to reduce greenhouse gas emissions associated with energy consumption, consistent with related General Plan policies. Existing and planned utilities for and surrounding the project site would be able to support a residential population, as discussed in Section 4.10, Public Services and Utilities.

The project would result in the loss of some of the wetland resources within the project site and removal of 1,048 protected trees, as discussed in Section 4.3, Biological Resources. Mitigation Measures 4.3e and 4.3f establish requirements for offsetting and compensating for these impacts to ensure consistency with related General Plan policies.

The project could result exposure of project site residents to noise levels that exceed noise exposure standards established in the General Plan. Mitigation Measure 4.6a identifies requirements for the project to construct noise barriers to ensure that noise exposure within the project site will meet the General Plan standards.

The proposed project could result in **potentially significant** adverse environmental effects by being inconsistent with the Citrus Heights General Plan goals and policies. These potential effects are evaluated in more detail in Section 4.3, Biological Resources, Section 4.6, Noise, and both can be reduced to a **less-than-significant** level with implementation of mitigation measures. Thus, the project would be compatible and/or consistent with the physical properties of the project site and consistent with the General Plan. Land use impacts related to the inconsistency with land use plans and policies would, therefore, be **less than significant**.

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<b>IMPACT 4.1-2:</b>	Conflict with surrounding land uses, current and planned, or physically divide an existing community
<b>SIGNIFICANCE:</b>	Less Than Significant
<b>MITIGATION MEASURES:</b>	None Required
<b>SIGNIFICANCE AFTER MITIGATION:</b>	Less Than Significant

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As noted above, this EIR analyzes the compatibility of the project with surrounding and nearby land uses and properties. Potential land use compatibility issues include those related to noise, unsafe traffic conditions, and air quality degradation. Compatibility issues with surrounding land uses are analyzed more thoroughly within the appropriate resource sections of this EIR. The proposed development of medium density residential land uses would be compatible with the adjacent residential uses and the project proposes setbacks and landscaping that are sufficient to provide the appropriate buffering of adjacent residential land uses.

As discussed in Section 4.1.1, Environmental Setting, existing and planned land uses surrounding the project site are generally residential to the north of the project site and commercial to the west and to the south. Zoning designations for land surrounding the project site are consistent with the General Plan designations. The boundary of Sacramento County forms the eastern border of the project site.

The project site currently supports a golf course and a single-family residence. Existing uses on site include the occupied residence; typical golf tees, greens, and fairways; a restaurant/clubhouse; a pro-shop; a portable office building; a driving range; a disc golf course; a cell tower; a seasonal fruit stand; abandoned batting cages; and an abandoned miniature golf course. As can be seen in Figure 3-3, Aerial Photograph, there are no established communities on site or adjacent to the site that the proposed development would disrupt or divide. The proposed

project borders residential land uses to the north and commercial properties to the south. The project would develop an infill site and would complement existing surrounding land uses. The project would not physically divide an existing community.

Because the land uses proposed by the project would be compatible with current and planned uses surrounding the project site, this impact would be **less than significant**.

#### **4.1.4 Mitigation Measures**

No mitigation measures specific to land use are required. The project could be inconsistent with General Plan policies related to biological resources and noise. Implementation of Mitigation Measures 4.3e, 4.3f, 4.6a, and 4.8a would ensure the project is consistent with the General Plan. No additional mitigation measures are required.

#### **4.1.5 References**

City of Citrus Heights. 2011. *Citrus Heights General Plan, Chapter 2, Community Development*. Adopted August 11, 2011. <http://www.citrusheights.net/DocumentCenter/View/245>.

City of Citrus Heights. 2015. *City of Citrus Heights Bikeway Master Plan*. Updated December 10, 2015. <http://www.citrusheights.net/DocumentCenter/View/4246>.

City of Citrus Heights. 2017. "Zoning Code." Last updated September 2017. <http://www.citrusheights.net/243/Zoning-Code>.

SACOG (Sacramento Area Council of Governments). 2004. "Preferred Blueprint Scenario." December 2004. <http://www.sacregionblueprint.org/adopted/>.

SACOG. 2012. *Metropolitan Transportation Plan/Sustainable Communities Strategy 2035*. Adopted April 19, 2012. <https://www.sacog.org/general-information/mtpscs-adopted-april-2012>.

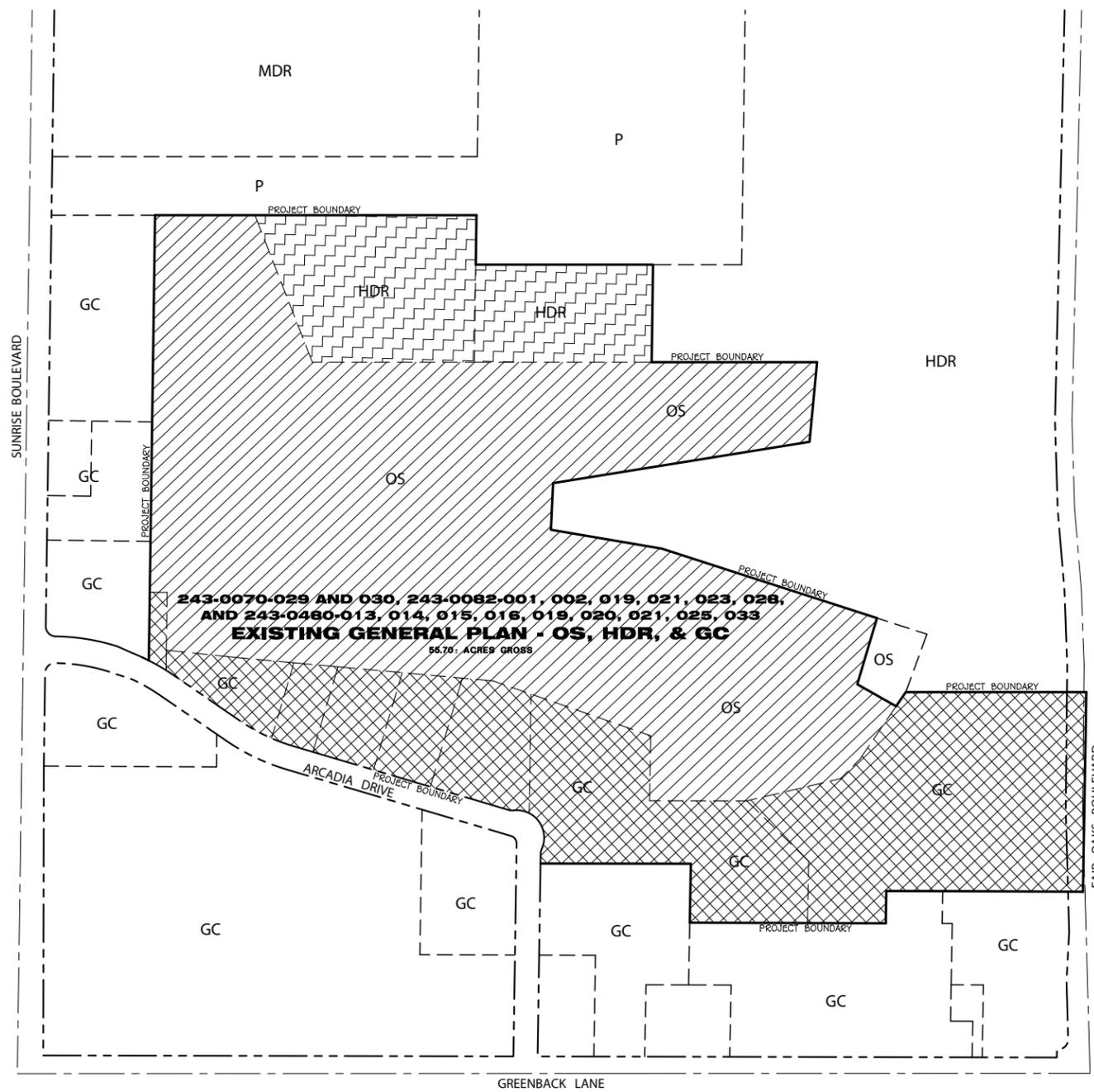
SACOG. 2016. *Metropolitan Transportation Plan/Sustainable Communities Strategy: Building a Sustainable System*. Adopted February 18, 2016. <https://www.sacog.org/2016-mtpscs>.

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GENERAL PLAN INDEX:

	HDR	-	HIGH DENSITY RESIDENTIAL
	OS	-	OPEN SPACE
	GC	-	GENERAL COMMERCIAL
	P	-	PUBLIC

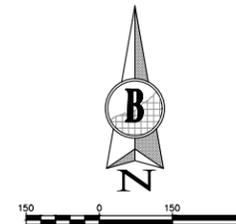
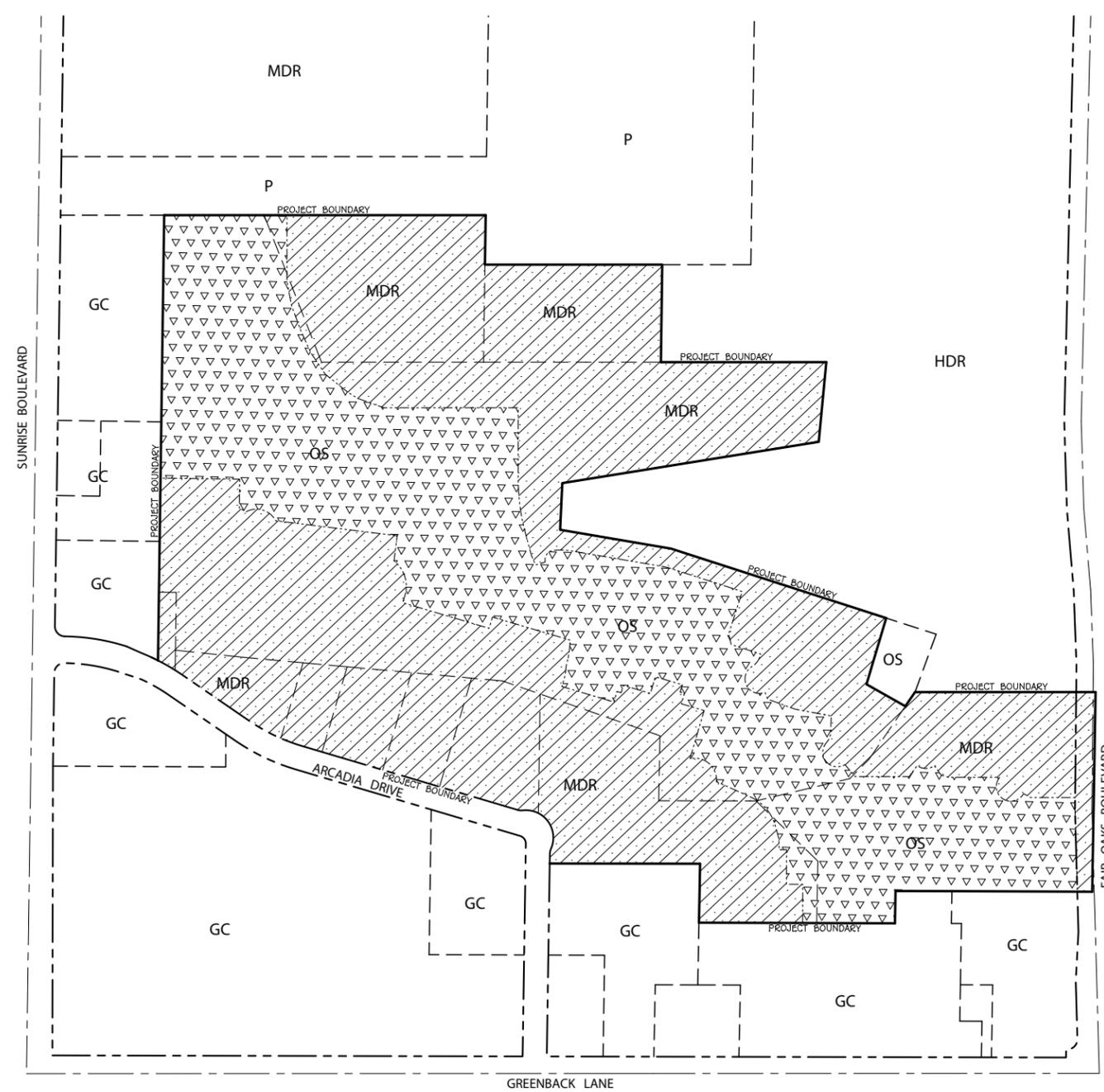
EXISTING LAND USE



GENERAL PLAN INDEX:

	OS	-	OPEN SPACE
	HDR	-	HIGH DENSITY RESIDENTIAL
	MDR	-	MEDIUM DENSITY RESIDENTIAL
	GC	-	GENERAL COMMERCIAL
	P	-	PUBLIC

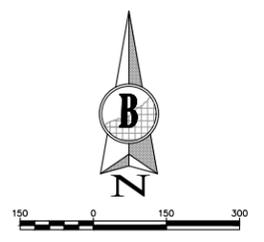
PROPOSED LAND USE



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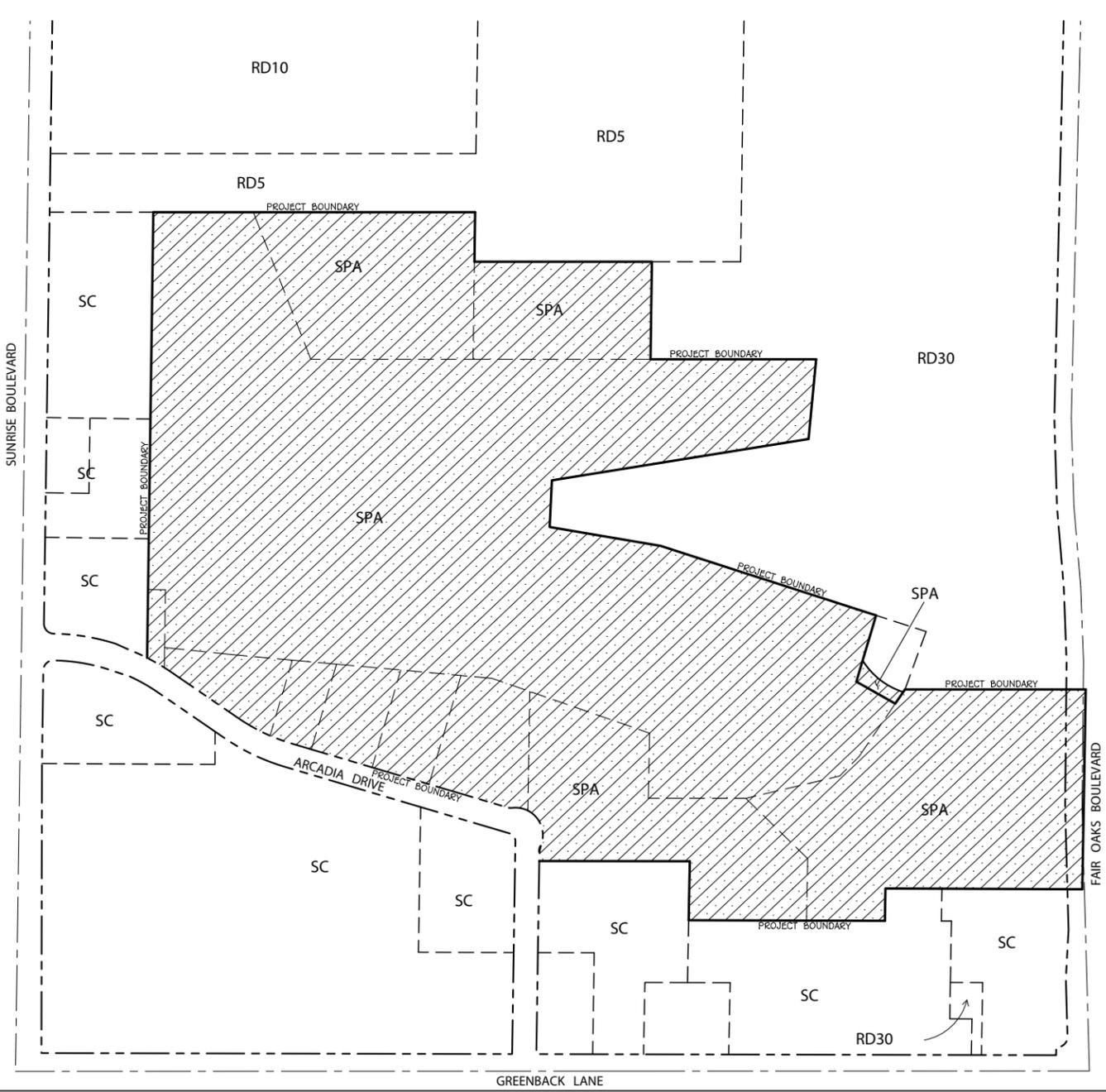
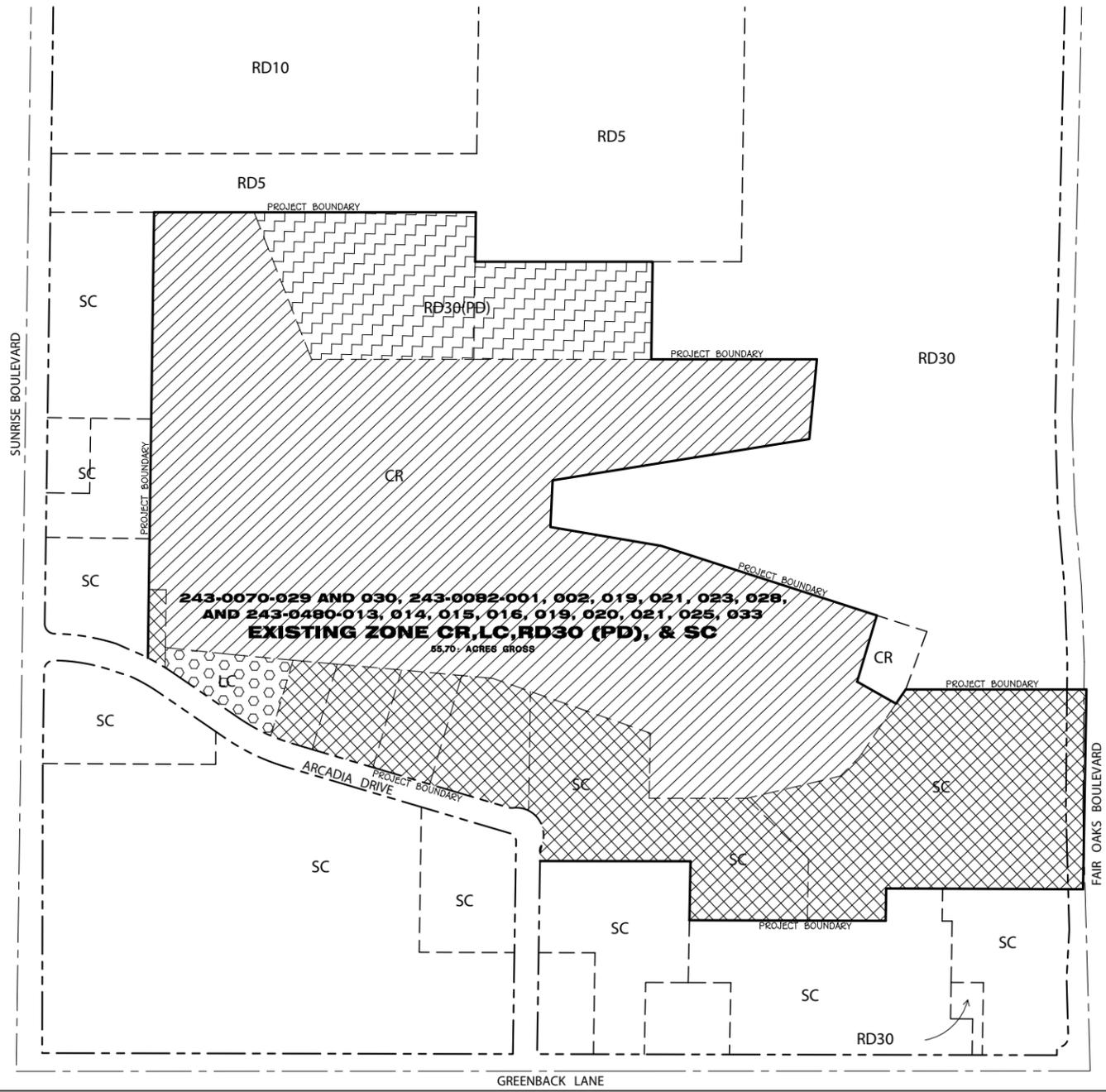
**ZONE INDEX:**

	CR	-	COMMERCIAL RECREATION
	RD5	-	LOW DENSITY RESIDENTIAL
	RD10	-	MEDIUM DENSITY RESIDENTIAL
	RD30	-	HIGH DENSITY RESIDENTIAL
	SC	-	SHOPPING CENTER
	LC	-	LIMITED COMMERCIAL
	SPA	-	SPECIAL PLANNING AREA



**EXISTING ZONING**

**PROPOSED ZONING**



SOURCE: Burrell Consulting Group, Inc. 2018

**FIGURE 4.1-2**

Proposed Rezoning

Mitchell Farms Development Project DEIR

INTENTIONALLY LEFT BLANK