



CITY OF CITRUS HEIGHTS

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that on **October 12, 2023, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** of the City of Citrus Heights will hold a Public Hearing at the **City Council Chambers located at 6360 Fountain Sq Dr, Citrus Heights, CA** for the consideration of the project listed below.

Project Name: Sylvan Corners Subdivision

Project Number: PLN-22-28

Project Location: 7137 Auburn Blvd, an 11.34-acre parcel located at the northwest corner of Auburn Blvd/Sylvan Rd (APN # 211-0020-025-0000)

Project Description: The applicant is requesting approval of a General Plan Amendment, Rezone, Ordinance Text Amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit for the proposed Sylvan Corners Subdivision. The development proposal includes the creation of 94 lots and 6 open space lots to allow for 94 for-sale single-family homes. Project amenities include a passive recreation lot, five open space lots with pedestrian pathways connecting to the adjacent Sylvan Plaza, Sylvan Middle School and the larger open space (detention basin) on the south end of the site. The homes will consist of two housing types: traditional single-family style on 70 lots and smaller alley-loaded homes on 24 lots. The project also includes a provision for 14 homes sold to income-qualified persons as required by the Surplus Lands Act (GC Sections 54220 through 54233). The City's Planning Commission reviewed the project on September 13, 2023, and are recommending approval. For additional details on the project including the layout and grading, design and landscaping plans, visit the City's website www.citrusheights.net/292/current-projects or contact the City Planning Division at 916-727-4740.

Environmental Determination: An Initial Study was prepared to identify and assess the anticipated environmental impacts of the Sylvan Corners Subdivision to satisfy the California Environmental Quality Act (CEQA). CEQA requires that all state and local government agencies consider the environmental consequences before approving those Projects. The Initial Study determined the Project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect and a Mitigated Negative Declaration (MND) was prepared. In accordance with CEQA, the Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review and comment period (July 28 – August 28). A copy of the MND is available on the City's website www.citrusheights.net/934/Public-Notices

Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Submit written comments to, City Planning Department, at planning@citrusheights.net or 6360 Fountain Square Drive, Citrus Heights, CA 95621**

Following the Public Hearing, the **City Council** may take such action on the project as it deems appropriate. If the matter is continued for any reason to a later date, written comments and public

testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

If you challenge the action of the **City Council** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (916) 727-4740. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Dated: September 18, 2023

Publish: September 29, 2023