Arcade-Cripple Creek Trail **CIA**
(Sylvan Road to Stock Ranch) Extension Project



Community Impact Assessment Memorandum

Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project

City of Citrus Heights, Sacramento County, California

District 3–SAC

CRP 5475 (053)

March 2026

STATE OF CALIFORNIA

Caltrans
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Statement of Compliance: Produced in compliance with National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) requirements, as appropriate, to meet the level of analysis and documentation that has been determined necessary for this project.

INTRODUCTION

This memorandum discusses land use and community impacts from implementation of the proposed Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project (Project) in the City of Citrus Heights, Sacramento County, California. This memorandum considers how the proposed Project will affect the people, institutions, neighborhoods, communities, organizations, and larger social and economic systems.

PROJECT DESCRIPTION

The City of Citrus Heights proposes to construct a 0.5-mile addition to the planned 16-mile Creek Corridor Trail Project (CCTP) as part of the Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project (Project) (**Appendix A. Figure 1. Project Location; Figure 2. Project Vicinity**). The Project is funded through the federal Carbon Reduction Program and therefore requires compliance with both the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The lead agency for CEQA compliance is the City of Citrus Heights and the federal lead agency for NEPA compliance is the California Department of Transportation (Caltrans).

The Project is located in the City of Citrus Heights and will extend east from the existing Stock Ranch Trail behind the Costco/Walmart shopping center to Sylvan Road. The proposed alignment begins south of the Walmart property boundary and proceeds east through the Stock Ranch Nature Preserve, curving south around Walmart's water quality detention basin. The alignment continues north, crossing a tributary of Arcade Creek, and traverses along the south side of the Huntington Square Apartments complex prior to connecting to Sylvan Road. The alignment terminates east of Sylvan Road at the location of a planned future trail extension segment from Sylvan Road to Mariposa Avenue. The Project has independent utility and would function as a stand-alone improvement.

Proposed facilities include a paved trail, a new prefabricated bridge across the unnamed creek tributary, solar lighting, bank protection along a segment of Arcade Creek, and an at-grade signalized pedestrian crossing at Sylvan Road (**Appendix A. Figure 3. Project Features**). Construction activities will involve grading to achieve ADA-compliant slopes, installing the creek crossing, paving the trail, erecting the solar lighting, constructing bank protection, and adding pedestrian signal infrastructure with minor utility adjustments as needed.

To accommodate construction, right-of-way (ROW) acquisitions will be required from several parcels. These include a permanent easement and permit to enter (PTE) from the Sunrise Recreation & Park District and a TCE from Walmart. An existing trail easement exists across the Huntington Square Apartments property and there is potential for this permanent easement to be modified to best incorporate the trail alignment with the physical site features.

Construction access will be provided primarily through the Walmart parking lot under a TCE, as well as a permit to enter for access from the Huntington Square Apartments parcel. These provisions will allow safe and efficient construction of the trail and its associated improvements.

AFFECTED ENVIRONMENT

The Arcade-Cripple Creek Trail is part of a 16-mile trail network identified in the City of Citrus Heights' CCTP. Planned since 2012, the Creek Corridor Trail is being built segment by segment, starting with 4.2 miles of Priority 1 trails identified in the *Creek Corridor Trail Project Feasibility Study*. To advance the vision of using the natural Arcade Creek greenbelt as a recreational resource and to enhance connectivity between communities, the City of Citrus Heights, in partnership with the Sunrise Recreation & Park District, is proposing to construct the 0.5-mile Priority 1 trail segment from Sylvan Road to Stock Ranch. Currently, the trail includes dirt paths through the Stock Ranch Nature Preserve and narrow concrete paths through the Huntington Square apartments. This Project will upgrade these sections to a paved, ADA-compliant Class I multi-use trail, bringing the Priority 1 trail network over 10% closer to completion and providing safe, accessible connections between communities.

The Project is located west of Sylvan Road within the City of Citrus Heights in Sacramento County, California, within the Citrus Heights 7.5-minute U. S. Geological Survey (USGS) quadrangle. Sylvan Road is a north-south arterial from Sylvan Corners (e.g., the Auburn Boulevard/Old Auburn Road/Sylvan Road intersection) to Greenback Lane and has a posted 40 mph speed limit with two lanes in each direction separated by a center left-turn lane.

Existing land use designations include General Commercial (Costco and Walmart), Open Space (Arcade Creek and Stock Ranch Nature Preserve), low density residential, and medium density residential. (**Appendix A. Figure 4. Land Use Designations and Figure 5. Zoning Districts**) (City of Citrus Heights 2022). Additionally, according to Title 106.20 of the City of Citrus Heights Zoning Code, the Project area occurs within several different zoning districts including "RD-5" Low Density Residential, "RD-20" Medium Density Residential, "SPA" Special Planning Area (City of Citrus Heights 2025a and City of Citrus Heights 2025b). **Table 1. Zoning Designation within the Project Area** below provides an overview of the zoning designations applicable to the parcels within the Project area, along with corresponding descriptions for each.

Table 1. Zoning Designations within the Project Area

Zoning District Symbol	Zoning District / General Plan Land Use Designation	Zoning Descriptions
RD-5	Low Density Residential	The RD-5 district is applied to areas appropriate for detached single dwellings, duplexes in specified circumstances, and related, compatible uses. The RD-5 zoning district is consistent with and implement the Low Density Residential land use designation of the City of Citrus Heights General Plan (General Plan).
RD-20	Medium Density Residential	The RD-20 district is applied to areas appropriate for a variety of housing types, including small-lot single dwellings, and various types of multi-unit housing (for example, duplexes, triplexes, and apartments). The RD-20

		zoning district is consistent with and implements the Medium Density Residential land use designation of the General Plan.
SPA	Special Planning Area	The SPA zoning district is intended to provide for flexibility in the application of Zoning Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. The City of Citrus Heights expects each project within a Special Planning Area to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards.

Source: City of Citrus Heights 2025b

The Project is located in Census Tract 81.36 (west of Sylvan Road) and 81.41 (east of Sylvan Road). The following table provides a comparison of key demographic data, including age, economic status, and race, between Census Tracts 81.6 and 81.41, City of Citrus Heights, and Sacramento County. The City of Citrus Heights and Sacramento County have a notably higher percentage of residents aged 65 and older compared to Census Tracts 81.36 and 81.41. The same trend can be seen in terms of income, both for the median and average household incomes. Additionally, there are no clear trends regarding the proportion of minority populations when comparing the demographic information in the two census tracts with the City of Citrus Heights and Sacramento County.

Table 2. Demographics

Subject	Census Tract 81.36	Census Tract 81.41	City of Citrus Heights	Sacramento County
65 years and over	16.8%	11.0%	18.2%	18.2%
Median Household Income	$70,648	$63,537	$91,036	$94,087
Mean Household Income	$77,291	$75,279	$104,046	$119,881
Race				
White	81.5%	62.7%	71.7%	59.6%
Black or African American	0.8%	6.7%	3.0%	10.6%
American Indian and Alaska Native	0.8%	1.1%	0.9%	1.6%
Asian	4.7%	2.6%	4.4%	19.4%
Native Hawaiian or Other Pacific Islander	1.1%	0.0%	0.4%	1.4%
Some Other Race	3.7%	21.0%	8.3%	0.0%
Two or More Races	7.5%	5.9%	11.3%	7.4%

Source: U.S. Census Bureau 2024

Income in the Past 12 Months (in 2024 Inflation-Adjusted dollars); 2023 ACS 5-year Estimates

There will be impacts to up to four parcels within / adjacent to the Project area. The impacts include permanent easements, PTEs, and TCEs which are identified in **Table 3**. **Property Ownership and Right-of-way Parcel Needs with the Project Area** below.

A permanent easement and PTE will be needed from Sunrise Recreation & Park District. The City of Citrus Heights currently has a permanent easement at the Huntington Square

Apartments, which may need to be modified for construction of the proposed trail. A TCE will be needed from Walmart to allow for construction access through their property. **Appendix A. Figure 6. Potential Right-of-Way.**

Table 3. Property Ownership and Right-of-Way Parcel Needs within the Project Area

Assessor Parcel Number	Property Owner	Property Address	Property Needs
211-0280-004-0000	Hunting Square Limited LP	7311 Huntington Square Lane, Citrus Heights, CA 95621	Modification to an existing Permanent Easement and permit to enter (PTE)
211-0870-002-0000	Wal Mart Real Estate BSNS Trust	7010 Auburn Blvd. Citrus Heights, CA 95621	Temporary Construction Easement (TCE)
211-0870-013-0000	Sunrise Recreation & Park District	Auburn Blvd. Citrus Heights, CA 95621	Permanent Easement and PTE
211-0870-014-0000	Sunrise Recreation & Park District	Auburn Blvd. Citrus Heights, CA 95621	Permanent Easement and PTE

During construction, partial road closures may be required, and a traffic management plan will be prepared. Utility coordination may be required from some utilities; however, the service will not be disrupted.

ENVIRONMENTAL CONSEQUENCES

Community Character and Cohesion

The proposed Project is not expected to result in any significant long-term adverse effects on the community. Community cohesion would remain similar to the existing as the Project does not create a barrier that divides the neighborhood or limits access. A portion of Stock Ranch Nature Preserve is within the Project area; however, it will not be impacted by Project activities and access to the nature preserve will remain open throughout construction. The addition of the trail along Arcade Creek will enhance connectivity and mobility for residents who walk or bike to the nature preserve and connect with other trails within the City of Citrus Heights. Additional community facilities, such as schools, bus stops, community centers, or religious institutions, are not in the Project area and would not be affected. The Project is not anticipated to impact growth, economics, affordable housing, or crime in the Project area. There is potential for security concerns among residents of the Huntington Square Apartments, and to minimize concerns, an outreach and engagement plan (see Measure **LU-1**) will be prepared by the City of Citrus Heights to ensure community needs and concerns are addressed.

The proposed Project is anticipated to benefit the community by enhancing pedestrian and bicycle infrastructure. The Project addresses the current lack of accessible pedestrian and bicycle facilities, which limits multi-modal transportation and access to key recreational and commercial areas. The region experiences traffic due to commercial businesses (Costco and Walmart) and recreational activities associated with the Stock

Ranch Nature Preserve, creating a need for enhanced infrastructure to improve mobility for non-motorized users. Completing the overall CCTP will allow multi-modal transportation access throughout the City of Citrus Heights. The proposed Project will meet this need by providing a paved trail, a new prefabricated bridge across the unnamed creek tributary, solar lighting, and an at-grade signalized pedestrian crossing at Sylvan Road.

Census data indicates that Census Tracts 81.36 and 81.41 have lower income levels compared to the City of Citrus Heights and Sacramento County as a whole. The addition of the trail will provide bicyclists and pedestrians from across the City of Citrus Heights with access along Arcade Creek. By improving pedestrian and bicycle connectivity, the Project is designed to align with the region's long-term vision to provide multi-modal access to key commercial and recreational facilities, improving overall mobility within the area.

Partial road closures will be required during construction of the Project. Given the short-term and intermittent nature of the construction activities, the impact on the community is expected to be minimal. As part of the Project, Measure **LU-2** will be implemented, and a traffic management plan will be developed prior to construction to minimize any disruption to local traffic.

The proposed Project will require permanent easements, PTEs, and TCEs from properties where the trail passes through. No full acquisitions are anticipated. All work will remain within City ROW and no private parcels will require any acquisition or TCE.

Land Use

The proposed Project is consistent with the General Plan as the existing roadway classification for Sylvan Road will remain unchanged and the zoning and/or land use designations for adjacent areas will not be changed. After the City of Citrus Heights' incorporation on January 1, 1997, the City of Citrus Heights Bikeway Master Plan includes this area as a proposed Class I bike lane, with the CCTP identifying 16 miles of feasible trail segments throughout the City of Citrus Heights including Arcade Creek, Brooktree Creek, Cripple Creek, and the SMUD utility Corridor (City of Citrus Heights 2015). The creek corridors are adjacent to residential and commercial areas which allow for increased connections and mobility options, including through natural areas. One of the goals of the General Plan is to "establish a system of creek side trails, passive open space and parks for public use." CCTP will allow for a framework to meet this goal and create multi-use trails within the creek and SMUD utility corridors (City of Citrus Heights 2025c).

There is also no prime farmland within or adjacent to the Project area that could be impacted by the Project (California Department of Conservation 2025). The Project would not result in land use changes that conflict with the General Plan or other relevant City of Citrus Heights plans (such as the Pedestrian Master Plan, Bikeway Master Plan, Safe Routes to School Master Plan, or ADA Master Plan).

Right-of-Way

Four parcels are expected to be impacted on a permanent (after construction) and/or temporary (during construction) basis as a result of the project. The Stock Ranch Nature Preserve will require a permanent easement and PTE. The Huntington Square

Apartments may require modification of an existing permanent easement and a PTE. A TCE will be needed from Walmart.

Utilities

Utility coordination may be required for a few utilities; however, the service will not be disrupted.

CONCLUSION

Overall, the proposed Project is anticipated to benefit the community by enhancing pedestrian infrastructure along Sylvan Road, which will improve the mobility along the creek corridors. The area surrounding the Project has land use designations of General Commercial, Open Space, Low Density Residential, and Medium Density Residential which includes the Stock Ranch Nature Preserve, Arcade Creek, residential communities, and residential homes. The proposed Project is consistent with the General Plan, with no changes to zoning and/or land use designations for adjacent areas will be required.

The proposed Project will require permanent easements, PTEs, and TCEs, including partial road closures during construction. To minimize potential traffic disruptions, Measure **LU-2** will be implemented by development of a traffic management plan prior to construction. The Project's overall community impact is expected to be minimal and temporary with implementation of the measures listed below.

AVOIDANCE, MINIMIZATION AND/OR MITIGATION MEASURES

The following avoidance, minimization, and mitigation measures will ensure no impacts to land use or community occur as a result of the proposed Project:

LU-1: An outreach and engagement plan will be developed to ensure potential security concerns from residents of the Huntington Square Apartments are identified and addressed prior to construction.

LU-2: A Traffic Management Plan will be prepared to identify ways to minimize impacts to the public during partial road closures anticipated during construction.

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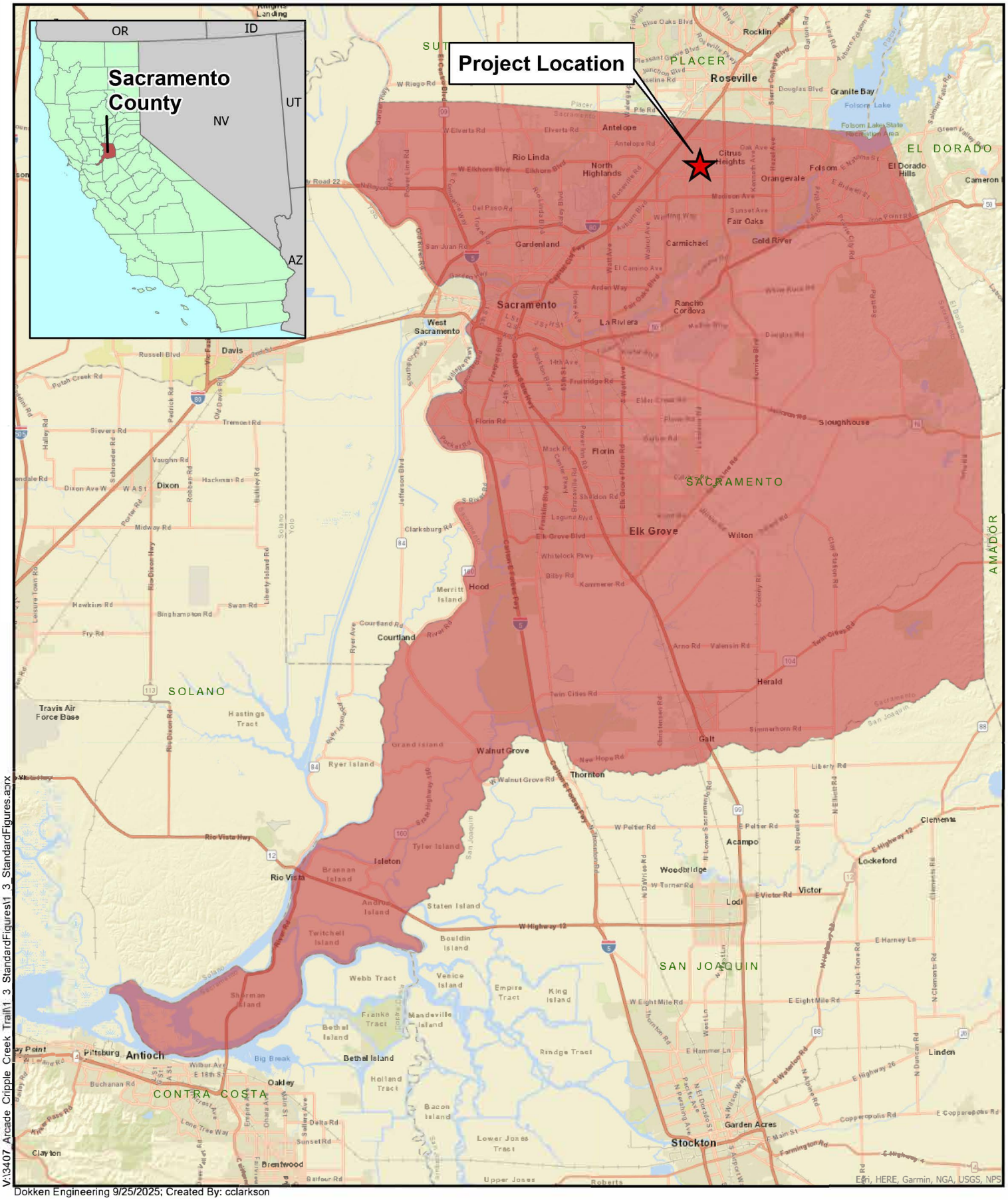
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Appendix A. Figures



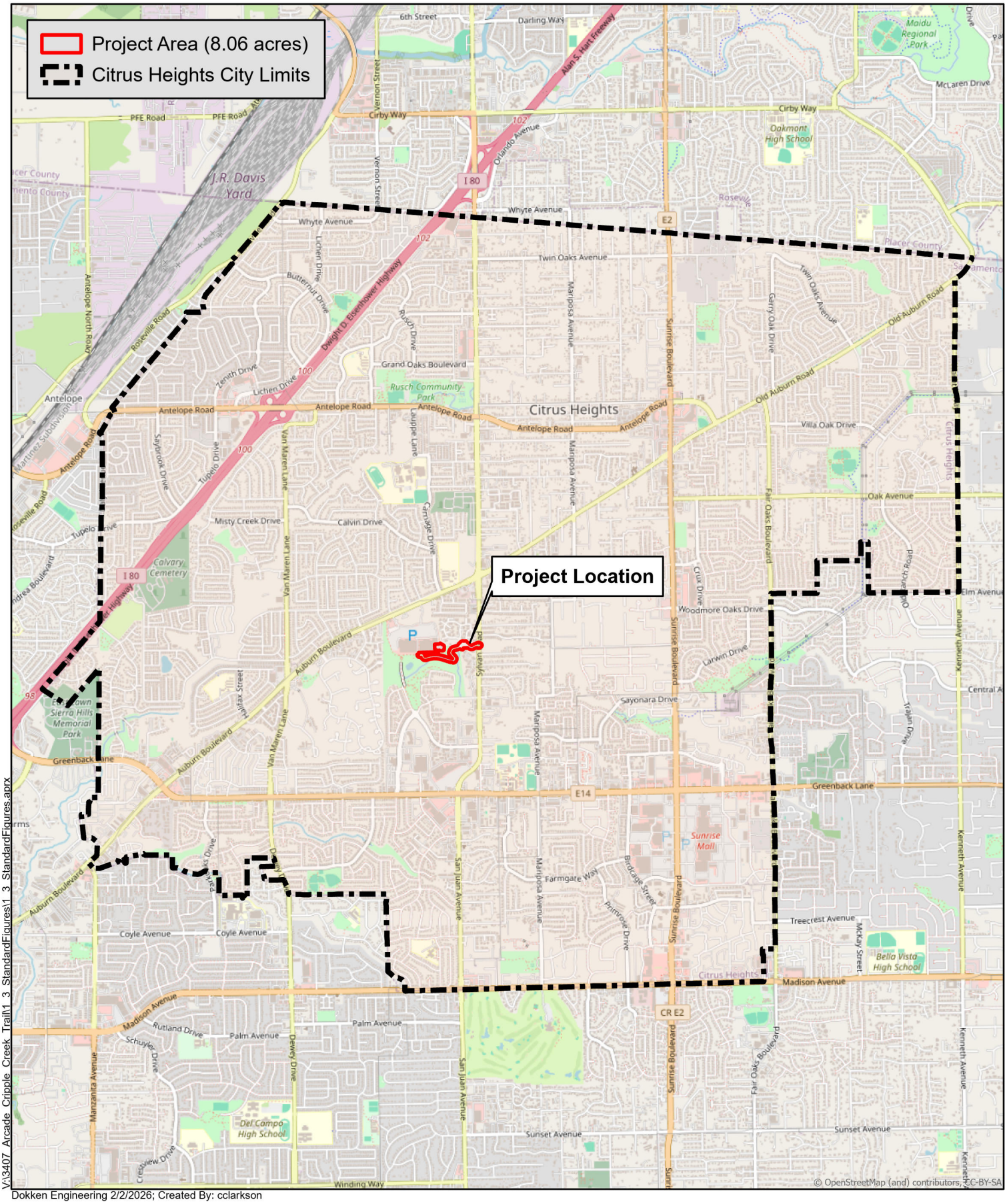
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Dokken Engineering 9/25/2025; Created By: cclarkson

0 3.5 7 Miles

Figure 1
Project Vicinity

Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California



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Dokken Engineering 2/2/2026; Created By: cclarkson

0 1,750 3,500

Feet

Figure 2
Project Location

Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California



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Source: Dokken Engineering 2/4/2026; Created By: kjacobson

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Figure 3
Project Features
Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California

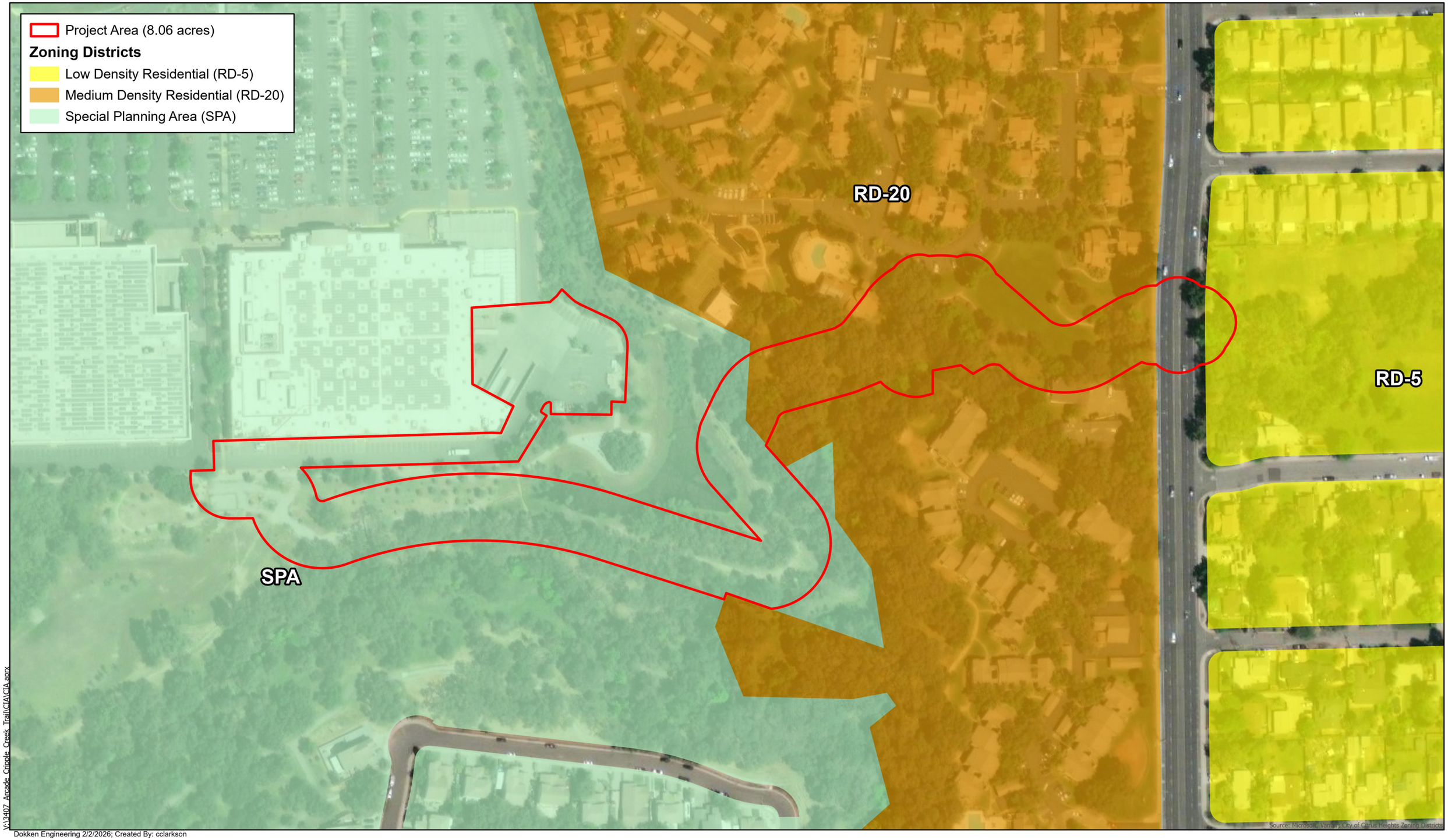


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Figure 4
Land Use Designations
Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California

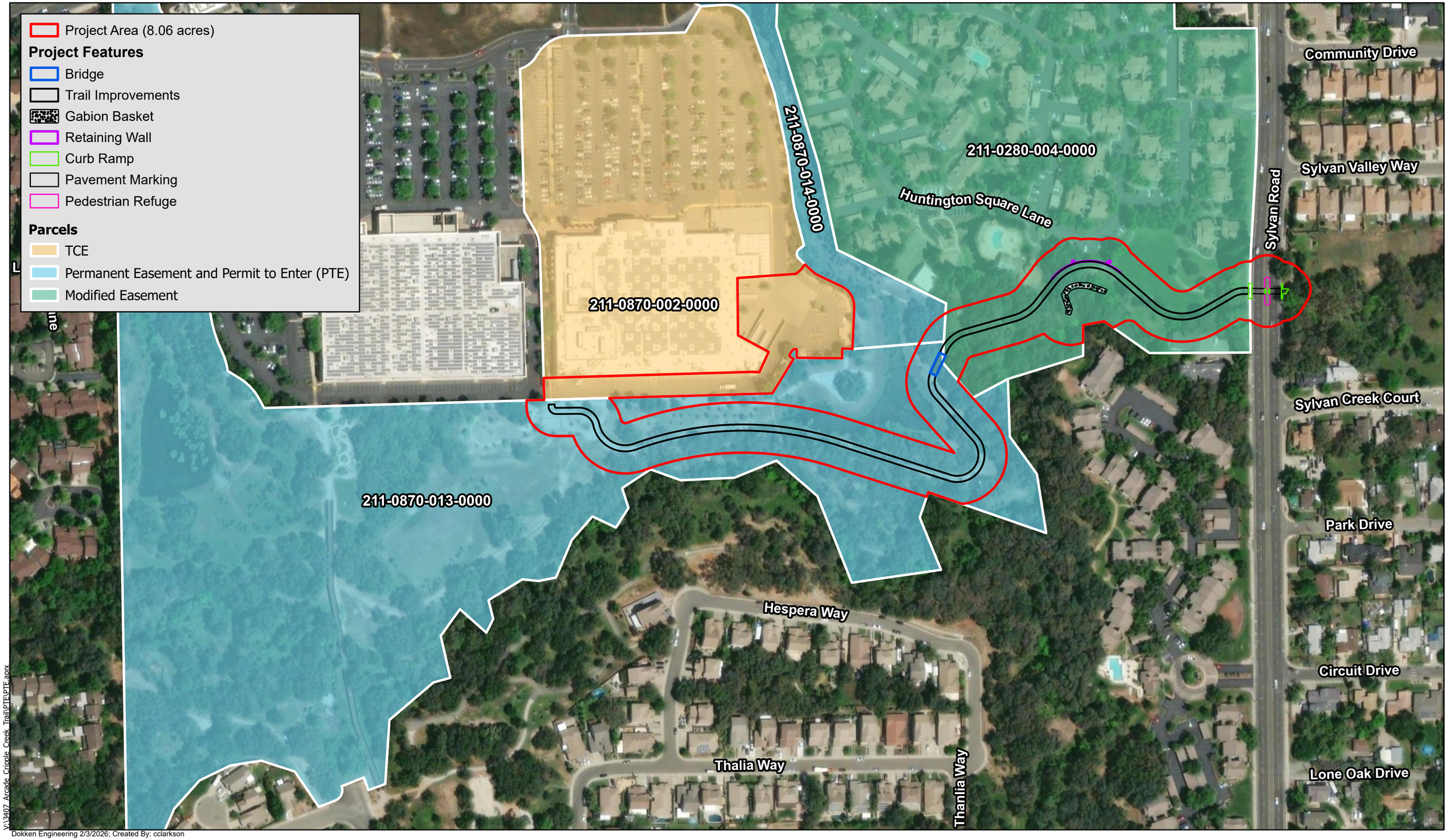


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Figure 5
Zoning Districts
Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California



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0 100 200 Feet

Figure 6
Potential Right-of-Way
Arcade-Cripple Creek Trail (Sylvan to Stock Ranch) Extension Project
Citrus Heights, Sacramento County, California