CHAPTER 1
EXECUTIVE SUMMARY

1.1 PROJECT LOCATION

The Mitchell Farms Development (proposed project) site is located in the City of Citrus Heights (City) east of the Interstate 80 (I-80), on the border between Sacramento County and the City, and is bounded by Sunrise Boulevard to the west, Fair Oaks Boulevard to the east, Greenback Lane to the south and Arcade Lake Lane to the north.

Figures 3-1 and 3-2 in Chapter 3, Project Description, show the location of the project site and an aerial photograph of the site. The ±56-acre project site is composed of 20 parcels, identified as 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.

1.2 PROJECT SITE CHARACTERISTICS

The project site was historically used for agriculture and farming uses; the ±56-acre site was part of a ranch that originally spanned 320 acres. As commercial development began encroaching into the area in the 1950s, portions of the ranch were sold for development. Most recently, the site has been developed as a nine-hole public golf course. In addition to typical golf tees, greens, and fairways, other uses on the site include a restaurant/clubhouse, pro-shop, portable office building, driving range, disc golf course, one residence, and a seasonal fruit stand. These uses are clustered along the western side of the property. Abandoned batting cages and an abandoned miniature golf course occupy a portion of the site along the north side of Arcadia Drive. There is also an existing cellular telephone tower located in the southern portion of the site.

Topography and Soils

The topography of the project site is generally flat and located between 150 to 190 feet above mean sea level. The highest point on the site is located in the northern portion of the site, near the existing single-family residence. According to the U.S. Geological Survey Web Soil Survey, the project site has soils from the Fiddyment–Orangevale Complex (2%–8% slopes) and the Urban Land–Xerarents–Fiddyment Complex (0%–8 % slopes) (USDA 2016). The former has a slight to moderate erosion hazard and a moderate shrink/swell potential, and the latter has a slight erosion hazard and a moderate shrink/swell potential.

Vegetation

The site contains approximately 28.5 acres of oak woodland interspersed between the golf course greens and fairways; the golf course itself covers approximately 27.7 acres of the site (Appendix B). The Consulting Arborist Report prepared for the project found that the site contains 1,526 protected trees consisting of valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), coast live oak (*Quercus agrifolia*), Chinese pistache (*Pistacia chinensis*), and honey locust trees (*Gleditsia trianthos*) (Appendix B). The South Branch of Arcade Creek and its associated floodplain bisect the property from east to west and provide primary drainage for the site. The creek and adjacent woodland is highly disturbed as a result of on-site and off-site urban development (Appendix B).

Waters of the United States

Nine aquatic features are present on the site totaling 1.75 acres of wetlands and waters of the U.S., including: a segment of the South Branch of Arcade Creek (approximately 3,326 linear feet and an average of 15 feet wide at the ordinary high water mark), 4 minor drainages (totaling 658 linear feet), two wetlands (totaling 0.291 acres), and two "other" wetlands (totaling 0.201 acres).

Surrounding Land Uses

Land uses surrounding the site include residential to the north, west, and east as well as commercial to the south and southwest, as shown in Figure 3-3 in Chapter 3, Project Description. The project site is generally bounded by Arcadia Drive and Greenback Lane to the south, Fair Oaks Boulevard to the east, Sunrise Boulevard to the west, and residential uses and an electrical substation to the north. There is an existing mono-pine cellular telecommunication tower on APN 243-0480-021 that would remain on site and there is a Citrus Heights Water District well and pump housed in a building adjacent to the eastern portion of the project site.

1.3 PROJECT OBJECTIVES

The project applicant has set forth the following objectives for the proposed project:

- Provide an economically viable master-planned community on a suitable site with proximity and access to established community amenities and civic infrastructure.
- Provide for a range of housing densities and product choices affordable to a broad spectrum of income levels.
- Establish a pedestrian-friendly community with access to a system of trails that link neighborhoods together.

- Establish a circulation system that meets local transportation needs and accommodates a variety of transportation modes, including off-street trail systems.
- Provide adequate infrastructure improvements without adversely affecting existing levels of service.
- Phase development and infrastructure to respond to market demand while requiring infrastructure and public facilities necessary to serve the project's needs.
- Provide a comprehensively planned project that is sensitive to environmental issues, including wetlands preservation, flood protection, and tree preservation, and protects the highest-quality natural features and resources of the site.

1.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS

The proposed project consists of a residential community with a total of 260 single family residential units on approximately 32 acres with an average density of 8.1 dwelling units per acre. The project would consist of five villages along the periphery of the site with a mix of three different housing types: 110 paseo homes, 72 patio homes, and 78 traditional housing units. The remaining 23 acres in the central portion of the site, including the creek corridor, would be devoted to recreational areas and open space uses consisting of one public park and one private recreation area, as shown in Figure 3-3 in Chapter 3, Project Description. Alleys and paseos within the development would be owned and maintained by the Homeowner's Association that would be established for the project.

1.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

Section 15123 (b)(2) of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) requires the executive summary of an environmental impact report (EIR) to disclose areas of controversy known to the lead agency that have been raised by the agencies and the public. The City received four letters in response to the Notice of Preparation (NOP) that was circulated to solicit agency and public comments on the scope and environmental analysis to be included in the EIR. The NOP and the comments received by the City are included in Appendix A of this Draft EIR. None of the written comments provided in response to the NOP raised any issues of controversy and no comments were received at the public scoping meeting for this EIR. A fifth letter regarding the project was received in November 2017 raising concerns regarding fire risk and potential flooding hazards.

1.6 PROJECT ALTERNATIVES

The alternatives chapter of the EIR (Chapter 6, Project Alternatives) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to the proposed project are:

Alternative 1: No Project/No Build Alternative. This alternative assumes that no development would occur, and the site would remain unchanged from its current condition.

Alternative 2: Existing Designations Alternative. This alternative assumes that the project site would be developed under the existing General Plan and zoning designations. The site would include 93 apartments on the 6.26 acres designated for high-density residential development, 15.77 acres of commercial land uses, and continued operation of the existing golf course.

Alternative 3: Reduced Footprint Alternative. This alternative assumes that the project design would be modified to allow for greater retention of existing trees within the site, reduce the extent of new impervious surfaces that would be created on site, and create larger buffers between adjacent residences and the proposed site improvements.

1.7 INTENDED USES OF THE DRAFT EIR

The Draft EIR has been prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.). A Draft EIR is required to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. As lead agency, the City "is responsible for the adequacy and objectivity of the draft EIR" (14 CCR 15084(e)). Section 15121(a) of the CEQA Guidelines states:

> An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This draft EIR is a "project EIR" pursuant to CEQA Guidelines Section 15161. A Project EIR examines the environmental impacts of a specific project. This type of EIR focuses on the changes in the environment that would result from implementation of the project, including construction and operation. As the lead agency for this project, the City is required to consider the information in the EIR along with any other available information in deciding whether to approve the project entitlements requested. The basic requirements for an EIR include providing information that establishes the environmental setting (or project baseline), and identifying environmental impacts, mitigation measures, project alternatives, growth-inducing impacts, and

cumulative impacts. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public agencies, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

Required Permits and Approvals

Table 1-1 lists the entitlements and approvals required from the City and from other responsible agencies for the proposed project. Following the table is a discussion of each of the entitlements and approvals required from the City and the approvals and permits required from other agencies.

Table 1-1
Required Approvals/Permits for the Mitchell Farms

Required Permit/Approval	Permitting Agency
Certify the EIR	City of Citrus Heights
General Plan Amendment	City of Citrus Heights
Zoning Code Amendment	City of Citrus Heights
Tentative Subdivision Map	City of Citrus Heights
Tree Permit	City of Citrus Heights
Design Review Permit	City of Citrus Heights
Agreement regarding development of park site	City of Citrus Heights
Lot Line Adjustment	City of Citrus Heights
Abandonment and consolidation of easements	City of Citrus Heights
Grading Permit(s)*	City of Citrus Heights
Building Permit(s)*	City of Citrus Heights
Clean Water Act Section 404 permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Water Quality Certification	Central Valley Regional Water Quality Control Board
Streambed Alteration Agreement	California Department of Fish and Wildlife

* Ministerial permits.

City of Citrus Heights Required Permits and Approvals

EIR Certification. The proposed project would require the certification of the Final EIR pursuant to Section 15090 of the CEQA Guidelines. Certification of the Final EIR includes certifying that the EIR was completed in compliance with CEQA, and the EIR was presented to the decision-making body who reviewed and considered the information contained in the Final EIR prior to project approval and that the Final EIR reflects the City's independent judgement and analysis.

General Plan Amendment. The project would require an amendment to the General Plan to redesignate land throughout the project site, as listed in Chapter 3, Project Description.

Zoning Code Amendment. The project would require an amendment to the Zoning Code to redesignate land throughout the project site, as listed in Chapter 3, Project Description and to establish specific development standards for the proposed Special Planning Area zone district.

Tentative Subdivision Map. The project would require approval of a tentative map to subdivide and/or merge the existing 16 parcels into lots for development.

Tree Permit. The applicant must obtain a tree removal permit from the City to authorize removal of native oak trees from the site.

Design Review Permit. The project would require design review approval from the City. This would include consideration of setbacks, landscaping, fencing, building elevations, and building colors and materials.

Park development agreement. The City and project applicant will enter into an agreement defining the applicant's requirements related to development of a park site within the project's open space area.

Lot line adjustment. The applicant and Citrus Heights Water District request the City's approval of a lot line adjustment that would modify the shape of the parcel owned by the Citrus Heights Water District, APN 243-0480-034, bringing the southern portion of that parcel into the subdivision boundaries and adding a portion of APN 243-0480-033 to the western side of the Citrus Heights Water District parcel.

Abandonment and consolidation of easements. The applicant request the City's approval to abandon and consolidate existing easements that cross the project site, as shown on the proposed Tentative Subdivision Map.

Other Agencies Using the EIR and Consultation Requirements

This EIR will be used by responsible agencies and trustee agencies that may have some approval authority over the proposed project (i.e., to issue a permit) and would also require approvals from other agencies and service districts. The other agencies using this EIR may include:

- California Department of Fish and Wildlife: Trustee agency for fish and wildlife, issuing agency for streambed alteration agreement
- Central Valley Regional Water Quality Control Board: Issuing agency for Clean Water Act Section 401 Water Quality Certification

- U.S. Army Corps of Engineers Clean Water Act Section 404 Permit to authorize fill in wetlands
- Citrus Heights Water District: Water hook-ups
- Sacramento Area Sewer District: Sewer hook-ups
- Sacramento County: Encroachment permit for work within the Fair Oaks Boulevard right-of-way
- Sunrise Recreation and Park District: Acceptance of on-site trail and park

1.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1-2 lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less than significant level.

1.9 REFERENCES

USDA (U.S. Department of Agriculture). 2016. Web Soil Survey. Web Soil Survey Staff. USDA, Natural Resources Conservation Service.

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Land Use			
Impact 4.1-1. Conflict with land use plans, policies, or regulations	PS	No mitigation measures specific to land use are required. Ensuring consistency with General Plan policies adopted for the purpose of reducing environmental effects of development requires implementation of Mitigation Measures 4.3e, 4.3f, 4.6a, and 4.8a, as listed below.	LTS
Impact 4.1-2. Conflict with surrounding land uses, current and planned, or physically divide an existing community	LTS	None required	LTS
Population and Housing			
Impact 4.2-1. Induce substantial population growth in the project area	LTS	None required	LTS
Impact 4.2-2. Displace substantial numbers of existing housing and/or people, necessitating the construction of replacement housing elsewhere	LTS	None required	LTS
Impact 4.2-3. Reduce the affordable housing supply, impair the City's ability to meet its RHNA obligations, or create a substantial increase in demand for affordable housing	LTS	None required	LTS
Impact 4.2-4. Contribute to cumulative impacts associated with population and housing	NI	None required	NI
Biological Resources			
Impact 4.3-1. Substantial disturbance to special-status plants and animals and/or habitat for these species	PS	**Mitigation Measure 4.3a** All workers shall receive worker environmental awareness program training conducted by a qualified biologist or an environmentally trained foreman. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to recognize all special-status species potentially present in the project area, identify their habitat, and the nature and purpose of	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		protective measures including best management practices (BMPs) and other required mitigation measures. They will also be instructed to avoid wetlands and waters within the project area other than where impacts have been authorized, prevent spills, and receive contact information for the qualified biologist. **Mitigation Measure 4.3b** Should construction begin during the breeding season (February 1 through September 30), a preconstruction nesting bird survey shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer for raptors). If the site remains inactive for more than one month during the breeding season and construction would resume during the breeding season, another preconstruction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist based on species, location and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in close proximity to the nest during the nesting season or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species. **Mitigation Measure 4.3c** No sooner than 30 days prior to demolition, a preconstruction roosting bat survey shall be performed by a qualified biologist (i.e. a biologist with several years' experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains, guano piles, etc.) to determine if roosting bats or maternity colonies exist in any of the structures or trees within the project area. If any active roosts are observed, consultation with CDFW shall be sought to potentially develop an exclusion plan, under the direction of CDFW. If maternity roosts are observed, demolition shall be postponed until the maternity colonies have dispersed, usually between late August and the end of September. Project activities shall be confined to daylight hours to prevent impacts to foraging bats.	

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.3-2. Impacts to federally protected wetlands, riparian habitat, or other sensitive natural communities	PS	**Mitigation Measure 4.3a** (see above) **Mitigation Measure 4.3d** The project applicant shall provide compensation for the loss of wetlands and waters of the United States sufficient to meet the City of Citrus Heights' requirement that there be no net loss of wetland communities. To achieve this, the project applicant shall obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers to authorize impacts to wetlands and define the specific requirements for replacement or compensation for the loss and the project applicant shall carry out on-site replacement or off-site banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. If off-site mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at an approved wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the City prior to the issuance of grading permits. **Mitigation Measure 4.3e** Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of the South Branch of Arcade Creek, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for each construction phase shall indicate the high water mark of the creek and shall delineate all construction activity areas within that phase. Silt fencing shall be installed at least 25 feet from the high water mark of the creek. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on the site to crews working within the project area and any spills shall be cleaned up immediately. Silt fence or fiber rolls (i.e. straw wattles) shall be installed on slopes adjacent to areas where trenching could cause erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters. The City shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each phase.	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Mitigation Measure 4.3f The project applicant shall provide compensation for the loss of oak trees sufficient to meet the City of Citrus Heights' requirement that one diameter inch of tree be planted for each diameter inch of tree removed or that a revegetation plan approved by the City has been implemented. The project applicant shall also provide compensation for the loss of oak woodlands sufficient to meet the City of Citrus Heights' requirement that there be no net loss of sensitive habitats. Tree planting that occurs as part of any oak woodland habitat restoration, revegetation, or creation would also be applied to the required diameter inch replacement. Prior to approval of improvement plans and issuance of grading permits, the project applicant shall submit a detailed Oak Tree Mitigation and Oak Woodland Conservation plan that includes the following: **Tree Removal Inventory:** The project applicant shall submit an Arborist's Report inventorying the trees within the development footprint for the construction phase for which improvement plans and grading permit applications are submitted. The inventory shall document the species and size of each tree. For multi-stem trees, the diameter inches shall be calculated by aggregating the total diameter at breast height of each stem. For any trees that are recommended for removal due to the tree health and/or condition, specific documentation of the health and condition that warrants removal shall be provided. **Tree Replacement and Revegetation Program:** The project applicant shall submit a Tree Replacement and Revegetation Program that identifies all of the following: • the number of protected trees to be removed and the total diameter inches of those trees; • the number, size and location of trees to be planted on-site; • the number, size and location of any trees to be planted off-site; • a maintenance and monitoring program for replacement trees (both on-site and off-site); • if the applicant proposes to undertake revegetation, a revegetation plan meeting the requirements of Section 106.39.060.C of the City of Citrus Heights Municipal Code; • for any off-site conservation easements that the applicant will obtain in satisfaction of this mitigation measure, the location of the subject property, a habitat assessment documenting the type, extent and quality of the vegetation communities present on the subject property, and evidence of the willingness of the property owner to place the property under a conservation easement;	

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		• the anticipated payment of fees to the Sacramento Tree Foundation, if any, and the portion of the project's required mitigation that the Sacramento Tree Foundation fees would cover; and • the anticipated amount, if any, to be paid to the City's in-lieu fee for oak tree removal. **On Site Tree Planting:** The project applicant shall replant oak trees within the project site open space to restore 5.12 acres of valley oak woodland habitat on-site. Detailed landscaping plans showing the placement of replacement trees shall be provided with the proposed improvement plans for each construction phase. Supplemental irrigation shall be provided to the tree replacement planting areas for three years; this shall be demonstrated on landscaping plans. On site tree planting shall occur concurrent with construction activities for each development phase. The City shall inspect replacement tree plantings prior to issuance of any certificates of occupancy for each development phase. In addition, trees planted by the project applicant in front yards of the proposed residences and in landscape planters along public streets within the project site may be applied towards the project's mitigation requirements if the City first approves a long-term maintenance and management plan for them. This may include maintenance through a landscape and lighting district or as a requirement of the Homeowners' Association. **Replacement Tree Monitoring:** Replacement trees shall be monitored by the project applicant for a period of 3 years. The project applicant shall retain a qualified arborist or biologist to complete annual monitoring reports, which shall be submitted annually to the City. The monitoring reports shall provide information regarding the use of irrigation for the replacement trees, any repairs needed for the irrigation system, any vegetation management that has been completed or is recommended, and the survival rate of all replacement trees. If any trees fail within the first 3 years after planting, the project applicant shall replace those trees on site and monitor the newly planted trees for a total of 3 years from the date of planting, unless other success criteria is established in a revegetation plan that meets the requirements of Section 106.39.060.C of the City of Citrus Heights Municipal Code and is approved by the City prior to approval of improvement or grading plans and prior to the commencement of any tree planting under the proposed revegetation plan. **Offsite Tree Planting and Oak Woodland Conservation:** The project applicant shall undertake off-site replanting/restoration, and/or pay an in lieu fee to the Sacramento Tree	

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Foundation to facilitate off-site replanting/restoration, and/or obtain a conservation easement on valley oak woodland habitat within Sacramento County sufficient to compensate for the proposed project's direct impacts to 14.36 acres of valley oak woodland habitat. Off-site replanting/restoration, whether undertaken by the project applicant or by the Sacramento Tree Foundation, shall occur on sites approved by the City of Citrus Heights. Replacement planting/restoration sites shall be approved by the City prior to any planting occurring. Where the project applicant undertakes off-site replanting/restoration, the replanting/restoration areas shall be subject to a conservation easement to ensure the areas are protected in perpetuity. Any replacement trees planted by the project applicant in an offsite location must be monitored by the project applicant for a period of 3 years as described above unless a conservation easement is established over the replacement planting area and that easement is granted in favor of a land conservation organization. Active management, irrigation, and monitoring is not required where an existing oak woodland habitat area is protected under a conservation easement obtained in satisfaction of this mitigation measure. Any conservation easement obtained in satisfaction of this mitigation measure (whether for conservation of an existing oak woodland or for conservation of an offsite replacement planting area) shall prohibit any grading, vegetation removal (other than as required for fuel management under an approved fire safe plan), and/or any construction activities within the easement area. Any portion of the easement area that is within 100 feet of a habitable structure shall not be counted toward the required acreage (as such an area would be subject to vegetation removal for defensible space requirements). The easement shall be recorded in perpetuity in favor of the City of Citrus Heights or a land conservation organization approved by the City. Evidence of the recordation of the conservation easement shall be provided to the City prior to issuance of any grading permits for each development phase at the project site. **Phased Replanting and Conservation:** The project applicant may elect to undertake off-site tree planting and/or obtain conservation easements for each construction phase. Such replacement planting and easements must be sufficient to offset the actual impacts anticipated for the individual construction phase for which a grading permit is sought prior to issuance of a grading permit for that phase. **In-lieu Fee:** For any portion of the oak tree removal that cannot be mitigated through on-site	

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		and off-site replanting, the project applicant shall pay the City's in-lieu fee for oak tree removal. Trees planted in on-site or off-site oak woodland restoration efforts may be counted towards the tree replacement requirements in the City's Tree Preservation and Protection ordinance. In-lieu fees paid to the City may be used by the City as described in the City's Tree Preservation and Protection ordinance (Municipal Code Chapter 106.39). Such uses include funding the City Arborist Services, which would provide support for property owners throughout the City to maintain existing oak trees; propagating, purchasing, planting, protecting and maintaining trees; or other educational or planted related efforts. This fee may also be used by the City to undertake tree planting efforts on private or public land within the City. Payment of the in-lieu fee may be phased as described above. Payment of the in-lieu fee must be made prior to issuance of a grading permit for each development phase.	
Impact 4.3-3. Interfere with resident or migratory wildlife movement or nursery sites	PS	**Mitigation Measure 4.3e** (see above)	LTS
Impact 4.3-4. Conflict with the City of Citrus Heights Tree Ordinance	PS	**Mitigation Measure 4.3f** (see above)	LTS
Impact 4.3-5. Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local policy	NI	None required	NI
Impact 4.3-6. Contribute to cumulative losses of biological resources	LTS	None required	LTS
Visual Resources			
Impact 4.4-1. Cause substantial damage to scenic resources	LTS	None required	LTS
Impact 4.4-2. Substantially degrade the existing visual character or quality of the project area and its surroundings as visible from publically accessible viewpoints	LTS	None required	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.4-3. Create a new source of substantial light or glare	LTS	None required	LTS
Impact 4.4-4. Contribute to cumulative impacts to the visual character of the region	LTS	None required	LTS
Transportation			
Impact 4.5-1. Adversely affect traffic operations through study area intersections or result in a conflict with General Plan policies related to vehicle transportation and circulation	LTS	None required	LTS
Impact 4.5-2. Adversely affect circulation during construction	PS	**Mitigation Measure 4.5a** The project applicant shall develop a Construction Traffic Management Plan to the satisfaction of the City of Citrus Heights's General Services Department. The plan shall include items such as the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, location of employee parking, the proposed use of traffic control, and proposed partial street closures on public streets. The City of Citrus Heights's General Services Department shall approve the plan prior to the start of project construction. The overall goal of the Construction Traffic Management Plan would be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The Construction Traffic Management Plan shall achieve the following performance standards throughout project construction: • Construction vehicle traffic shall be managed such that the available storage in the left-turn pocket on southbound Sunrise Boulevard at Arcadia Drive is not exceeded. Consideration shall be given to lengthening this turn pocket from 235 to 285 feet. This can be accomplished by converting a portion of the raised median into the lengthened turn lane. • Delivery trucks do not idle/stage on Arcadia Drive, blocking bus terminals or staging areas. • During construction of the roundabout on Arcadia Drive, through access for Regional Transit busses and delivery trucks is maintained.	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		• Trucks are precluded from using the Street A access on Fair Oaks Boulevard due to the lack of a dedicated northbound left-turn pocket. At such time that a dedicated left-turn pocket is constructed, delivery trucks must be prohibited from idling/staging on Fair Oaks Boulevard. • All construction employees shall park on site. • Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could impede travel and impact public safety	
Impact 4.5-3. Result in inadequate emergency access during construction and/or operation	LTS	None required	LTS
Impact 4.5-4. Result in inadequate project site access, on-site circulation, and parking	PS	**Mitigation Measure 4.5b** The project applicant shall revise project plans to provide for construction of either a two-way left-turn lane on Fair Oaks Boulevard or a "gull wing" configuration (raised median) to provide a dedicated channel for left turns into and out of the project site at the Street A/Fair Oaks Boulevard intersection. The City Engineer shall review the plans for improvements to Fair Oaks Boulevard to ensure the design meets City standards and would provide adequate safety for left-turn movements prior to approval of improvement plans.	LTS
Impact 4.5-5. Adversely affect bicycle facilities and travel	LTS	None required	LTS
Impact 4.5-6. Adversely affect pedestrian facilities and travel	LTS	None required	LTS
Impact 4.5-7. Adversely affect public transit services	LTS	None required	LTS
Impact 4.5-8. Contribute to cumulative adverse effects to transportation and circulation	LTS	None required	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Noise			
Impact 4.6-1. Cause a substantial temporary or periodic increase in ambient noise levels	LTS	None required	LTS
Impact 4.6-2. Generate excessive groundborne vibration/noise	NI	None required	NI
Impact 4.6-3. Expose people to noise levels that exceed established noise standards or generate a substantial permanent increase in ambient noise levels under existing plus project conditions	PS	**Mitigation Measure 4.6a** To address exterior living spaces noise impacts, sound wall mitigation shall be incorporated into the development design. The wall shall be 6 feet tall relative to the nearby proposed building pads. To ensure compliance with the City of Citrus Heights 60 dBA Ldn exterior noise level standard, the project applicant shall install 6-foot-high solid noise barriers adjacent to the proposed residential uses along the eastern boundary of the project site (at the rear of Lots 1 to 4), at the rear of lots 130 to 132 (adjacent to the roundabout), and southwest of Lot AR, as shown in Figure 4.6-2, Proposed Sound Wall Locations, to reduce traffic noise levels. The noise barriers shall be constructed of concrete or other solid material that is rigid and sufficiently dense (at least 20 kilograms/square meter) (FHWA 2015). The City of Citrus Heights shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy.	LTS
Impact 4.6-4. Expose people to noise levels that exceed established noise standards or generate a substantial permanent increase in ambient noise levels in cumulative plus project conditions	NI	None required	NI
Air Quality			
Impact 4.7-1. Generate air pollutant emissions that would cause or contribute to a localized exceedance of any ambient air quality standard or exceed SMAQMD's emission thresholds	PS	**Mitigation Measure 4.7a** Prior to issuance of demolition permits, grading permits, or building permits for the proposed project, the City of Citrus Heights shall ensure that site plan notes include requirements for the contractor to implement the following Basic Construction Emission Control Measures. Visual site inspections shall be conducted throughout construction to ensure these measures are implemented appropriately: A. All exposed surfaces shall be watered two times daily. Exposed surfaces include, but	LTS

Table 1-2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. B. Haul trucks transporting soil, sand, or other loose material on the site shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks that would be traveling along freeways or major roadways shall be covered. C. Wet power vacuum street sweepers shall be used to remove any visible trackout of mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. D. Vehicle speeds on unpaved roads to shall be limited to a maximum of 15 miles per hour. E. All roadways, driveways, sidewalks, and parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	
Impact 4.7-2. Conflict with or obstruct implementation of the applicable air quality plan or the goals of the SMAQMD	LTS	None required	LTS
Impact 4.7-3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in nonattainment under an applicable federal or state ambient air quality standard (including the release of emissions that exceed quantitative thresholds for ozone precursors)	LTS	None required	LTS
Impact 4.7-4. Result in the exposure of sensitive receptors to substantial pollutant concentrations	LTS	None required	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Greenhouse Gases			
Impact 4.8-1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	PS	**Mitigation Measure 4.8a** The City shall ensure that the following project design features are reflected in building plans prior to the issuance of building permits and shall inspect each unit to ensure these features have been implemented correctly prior to issuance of a certificate of occupancy for each unit. The project shall implement the following GHG emission reduction measures: • Each residential unit shall be pre-plumbed and structurally engineered for the future installation of a complete solar energy system. • Each residential unit shall be constructed with Energy Star" rated (or greater) roofing materials. • Each residential unit shall include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). • Each residential unit shall include an energy efficient air conditioning unit(s) that exceeds the Seasonal Energy Efficiency Ratio by a minimum of two points at the time of building permit issuance. • Each residential unit shall include programmable thermostat timers. • Each residential unit shall include 110 volt exterior outlets to allow the use of electrically-powered landscape equipment. • Each residential unit shall include wiring for at least one electric car charging station in each garage. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence shall only utilize low-flow water fixtures such as low-flow toilets, faucets, showers, etc. • Prior to approval of Improvement Plans the applicant shall only show energy efficient use LED lighting (or other lighting types that are similarly energy-efficient) for all street, parking, trail, and area lighting associated with the project, including all on-site and off-site lighting.	LTS
Impact 4.8-2. Conflict with the City of Citrus Heights GGRP	PS	**Mitigation Measure 4.8a** (see above)	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Hydrology and Water Quality			
Impact 4.9-1. Contribute to a substantial degradation of surface or groundwater quality through project construction or operation	LTS	None required	LTS
Impact 4.9-2. Result in flooding as a result of increased stormwater runoff volumes or rates that would exceed the capacity of existing or planned stormwater infrastructure	LTS	None required	LTS
Impact 4.9-3. Placement of fill or structures in the 100 year floodplain resulting in on- or off-site flooding hazards	NI	None required	NI
Impact 4.9-4. Deplete groundwater supply	NI	None required	NI
Impact 4.9-5. Contribute to cumulative violations of water quality standards and/or waste discharge requirements	LTS	None required	LTS
Impact 4.9-6. Result in increased numbers of residents and structures exposed to a regional 100-year flood event in the cumulative scenario	LTS	None required	LTS
Public Services and Utilities			
Impact 4.10-1. Require construction of new water supply and distribution infrastructure	LTS	None required	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.10-2. Contribute to the need for construction of new water supply and distribution infrastructure in the cumulative condition	LTS	None required	LTS
Impact 4.10-3. Exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure	PS	**Mitigation Measure 4.10a** The project applicant shall prepare a Level 3 Sewer Study meeting the requirements of the Sacramento Area Sewer District prior to the approval of improvement plans. The study must document project site and local area topography, phasing and timing of development, interceptors that would receive flows from the project site and their capacity, trunks that would receive flows from the project site and their capacity, reservation definition, any changes in sewage sheds, collector pipes, residential street layout, manhole details, and any exceptions to policy.	LTS
Impact 4.10-4. Exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure in the cumulative condition	LTS	None required	LTS
Impact 4.10-5. Increase demand for gas or electricity requiring new production facilities	LTS	None required	LTS
Impact 4.10-6. Increase demand for gas or electricity requiring new production facilities in the cumulative condition	LTS	None required	LTS
Impact 4.10-7. Extension of dry utility infrastructure to the site that could cause significant environmental impacts	LTS	None required	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.10-8. Extension of dry utility infrastructure to the site that could cause significant environmental impacts in the cumulative condition	LTS	None required	LTS
Impact 4.10-9. Substantially increase school enrollment in any district that is near or over capacity	LTS	None required	LTS
Impact 4.10-10. Substantially increase school enrollment in any district that is near or over capacity in the cumulative condition	LTS	None required	LTS
Impact 4.10-11. Increase demand for library services	LTS	None required	LTS
Impact 4.10-12. Increase demand for library services in the cumulative condition	LTS	None required	LTS
Impact 4.10-13. Need to construct new or expand existing parks and facilities	LTS	None required	LTS
Impact 4.10-14. Need to construct new or expand existing parks and facilities in the cumulative condition	LTS	None required	LTS
Impact 4.10-15. Prevention of emergency access or evacuation plans or inadequacy of water supply for firefighting	LTS	None required	LTS
Impact 4.10-16. Increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection	LTS	None required	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.10-17. Interfere with emergency response or evacuation or increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection in the cumulative condition	LTS	None required	LTS
Impact 4.10-18. Require new law enforcement facilities	LTS	None required	LTS
Impact 4.10-19. Interfere with ability to provide law enforcement services	LTS	None required	LTS
Impact 4.10-20. Require new law enforcement facilities or interfere with law enforcement response in the cumulative condition	LTS	None required	LTS
Impact 4.10-21. Generate waste of a daily volume that cannot be accommodated by the Republic Services or landfills	LTS	None required	LTS
Impact 4.10-22. Generate waste of a daily volume that cannot be accommodated by the Republic Services or the landfill in the cumulative condition	LTS	None required	LTS
Hazards and Hazardous Materials			
Impact 4.11-1. Expose construction workers and/or the environment to hazardous materials due to an accidental release during construction	PS	**Mitigation Measure 4.11a** Prior to initiation of project demolition and/or grading, a Contingency Construction Management Plan shall be prepared to address potential soil contamination uncovered during demolition and/or grading activities. In the event that demolition or grading activities reveal evidence of possible soil contamination (i.e., based on soil staining or petroleum odors), underground storage tanks, or other environmental concerns, the Contingency Construction Management Plan shall be implemented. Personnel current with Occupational Safety and Health Administration (OSHA)	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		Hazardous Waste Operations and Emergency Response (HAZWOPER) training (OSHA 29 CFR 1910.120) shall be present to observe demolition, excavations, and grading in the vicinity of the golf cart maintenance shed area, where petroleum hydrocarbons have been documented in surficial soils. The Contingency Construction Management Plan shall be prepared by a qualified environmental professional registered in California. The plan shall identify specific measures to protect worker and public health and safety, and shall specify measures to identify, manage, and remediate wastes. The plan shall include the following: • Accident prevention measures: o Summary of known site history and site concentrations. o Appropriate work practices necessary to effectively comply with the applicable environmental laws and regulations, including hazardous substance management, handling, storage, disposal, and emergency response. These work practices include the following: an on-site hazardous material spill kit shall be provided for small spills; totally enclosed containment shall be provided for all trash; and all construction waste, including trash, litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, shall be removed to an appropriate waste facility permitted or otherwise authorized to treat, store, or dispose of such materials. • Contamination evaluation and management procedures: o Identification of physical observations (e.g., soil o staining, odors, or buried material) to be used to identify potential contamination. o Procedures for cessation of construction activity within a 50-foot-radius of potentially contaminated soil, and evaluation of the level of environmental concern if potential contamination is encountered. o Procedures for limiting access to the contaminated area to properly trained personnel. o Procedures for notification and reporting, including internal management and local agencies (e.g., fire department, Sacrament County Environmental Management Department), as needed.	

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		○ A worker health and safety plan for excavation of contaminated soil. ○ Procedures for characterizing and managing excavated soils in accordance with CCR Title 14 and Title 22. • Procedures for certification of completion of remediation. **Mitigation Measure 4.11b** The construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements: • Hazardous materials must be stored in locations that are removed from storm drain inlets, drainage ways, and canals, and that are surrounded by earthen berms to prevent materials from entering stormwater runoff or natural drainage features. The materials must also be covered with impervious tarps or stored inside buildings to ensure that materials are not released to the air during windy conditions or exposed to rain. • All construction crew members must be trained regarding best practices for use, storage, and disposal of hazardous materials. • All construction crew members must be instructed to immediately notify a construction foreperson of any spills of hazards materials, and the foreperson must take steps to contain the spilled materials. • Any releases of hazardous materials must be immediately reported to the Sacramento County Environmental Compliance Division of Sacramento County's Environmental Management Department and remediated in accordance with Sacramento County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.	
Impact 4.11-2. Expose people and/or the environment to hazardous materials due to the routine storage or transport of hazardous materials during operation of the project	LTS	None required	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 4.11-3. Expose school students and staff to hazardous emissions or hazardous or acutely hazardous materials	LTS	None required	LTS
Impact 4.11-4. Exposure of people to existing hazardous conditions or materials on site	PS	**Mitigation Measure 4.11a** (see above)	LTS
Impact 4.11-5. Impair implementation of an adopted emergency response plan	LTS	None required	LTS
Impact 4.11-6. Exposure to risks associated with wildland fires	LTS	None required	LTS
Impact 4.11-7. Contribute to cumulative increases in exposure to hazards and hazardous materials	LTS	None required	LTS
Tribal Cultural Resources			
Impact 4.12-1. Cause a substantial adverse change in the significance of a tribal cultural resource	PS	**Mitigation Measure 4.12a** If potential archaeological resources, cultural resources, or articulated or disarticulated human remains are discovered by Native American representatives from interested Native American tribes, qualified cultural resources specialists, or other project personnel during construction activities, then work will cease in the immediate vicinity of the find (based on the apparent distribution of cultural resources), whether or not a Native American monitor from an interested Native American tribe is present. A qualified cultural resources specialist and Native American representatives and monitors from culturally affiliated Native American tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. This shall include consultation with the United Auburn Indian Community regarding mitigation for any potential adverse impacts to tribal cultural	LTS

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Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		resources, unique archaeology, or other cultural resources occur. Such consultation shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370 and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments	
Impact 4.12-2. Contribute to cumulative impacts associated with tribal cultural resources	NI	None required	NI
CEQA Considerations			
Impact 6-1. Cause a temporary increase in wasteful, inefficient, and unnecessary energy consumption due to construction	LTS	None required	LTS
Impact 6-2. Cause a permanent increase in wasteful, inefficient, and unnecessary energy consumption or fail to comply with state and federal energy standards	LTS	None required	LTS
Impact 6-3. The proposed project objectives could be achieved through a feasible alternative that would substantially reduce the amount of energy required over the life of the project or through a feasible alternative that would include use of alternative fuels or energy systems	LTS	None required	LTS

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