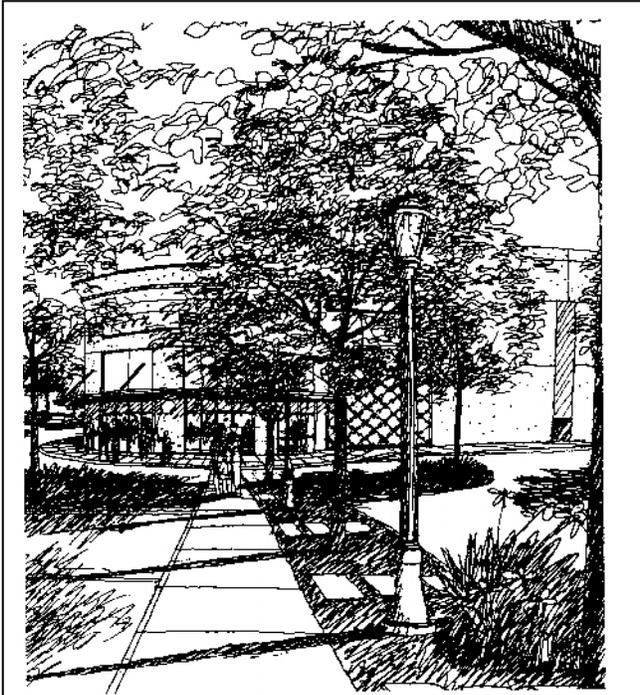


3.0 PROJECT DESCRIPTION



The fundamental objective of the Stock Ranch Guide for Development is to provide orderly and systematic development of an integrated commercial and residential project in a manner that respects the infill character of the site, surrounding land uses, and the site's natural resources.

The Stock Ranch Guide for Development (proposed project) would provide a land use concept, open space plan, resource management plan, circulation plan, and infrastructure and service plan for approximately 129 acres of vacant land remaining in Stock Ranch. The land use concept provides for a mix of land uses ranging from various residential densities and retail/office uses south of Arcade Creek to commercial uses north of the Creek. The proposed project includes a general plan amendment and rezone to reflect the proposed land uses in the event that the Draft General Plan has not been adopted prior to approval of the project.

3.1 REGIONAL LOCATION

The City of Citrus Heights is located in northeastern Sacramento County. Regional access to the City is provided by Interstate 80 (I-80) via Greenback Lane and Auburn Boulevard. I-80 is the major east-west transportation route in the State, connecting the large urban areas of the San Francisco Bay Area, Sacramento, and Reno. The regional location of the City is illustrated in **Figure 3-1**.

3.2 PROJECT SITE AND VICINITY

The project site consists of approximately 129 acres of vacant land located in the central portion of the City. The site is bounded by Auburn Boulevard on the north, apartments and Sylvan Road on the east, Stock Ranch Road on the south and the Crosswoods development and Beazer Homes subdivision to the west. The site is located in northeast Sacramento County, about two miles south of the Placer County line. Folsom Lake is approximately seven miles to the east and the American River is four miles to the south. **Figure 3-2** shows the project location.

3.3 EXISTING SETTING

Project Site

The project site is currently undeveloped and contains fallow orchard, oak woodland, grassland, riparian, and aquatic habitats (portions of San Juan Creek, Arcade Creek and associated tributary drainages run through the site). Grasslands are the predominant habitat type on the project site a residual, in part, from past grazing activities. A portion of the site is an old almond

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Figure 3-1: Regional Location

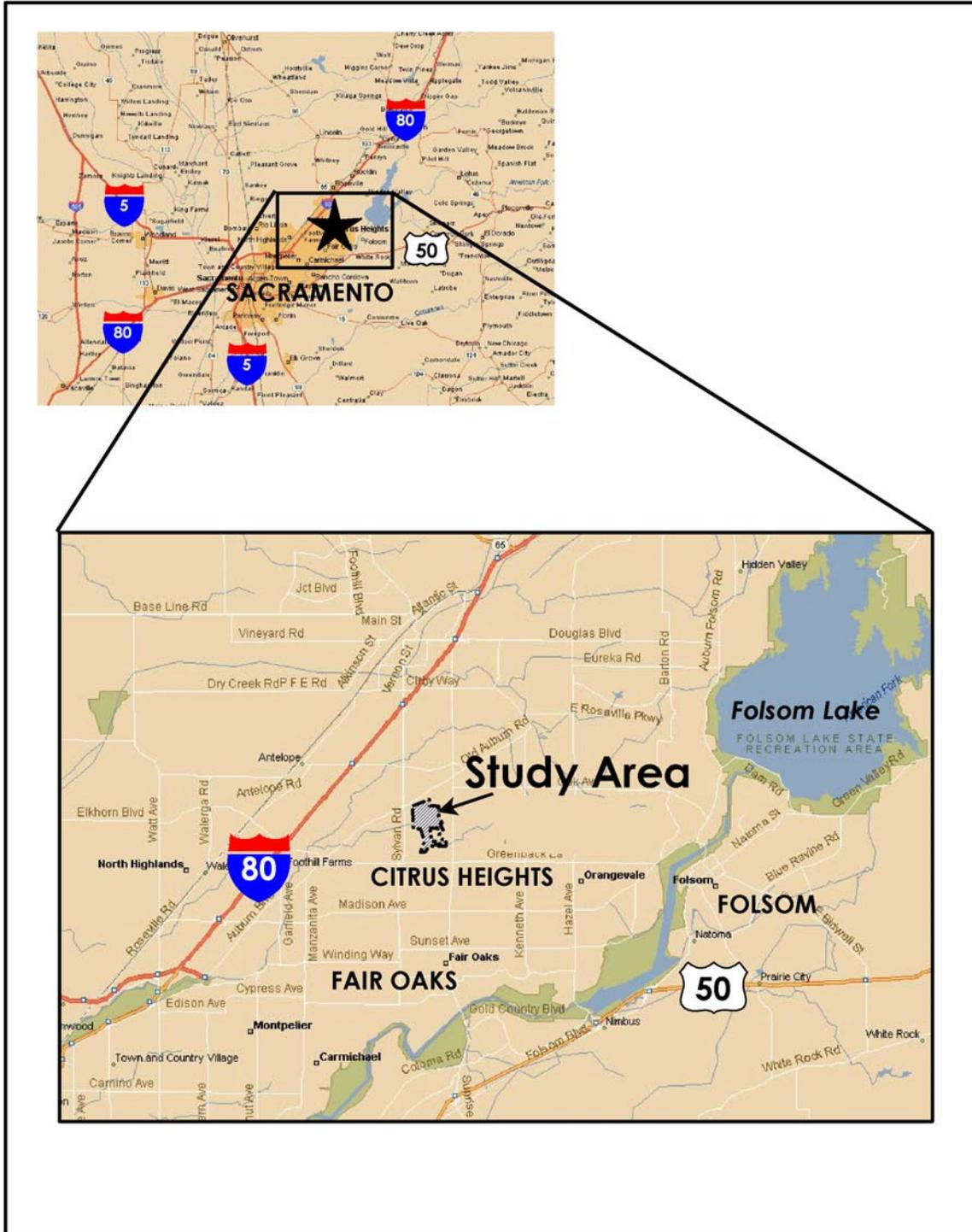
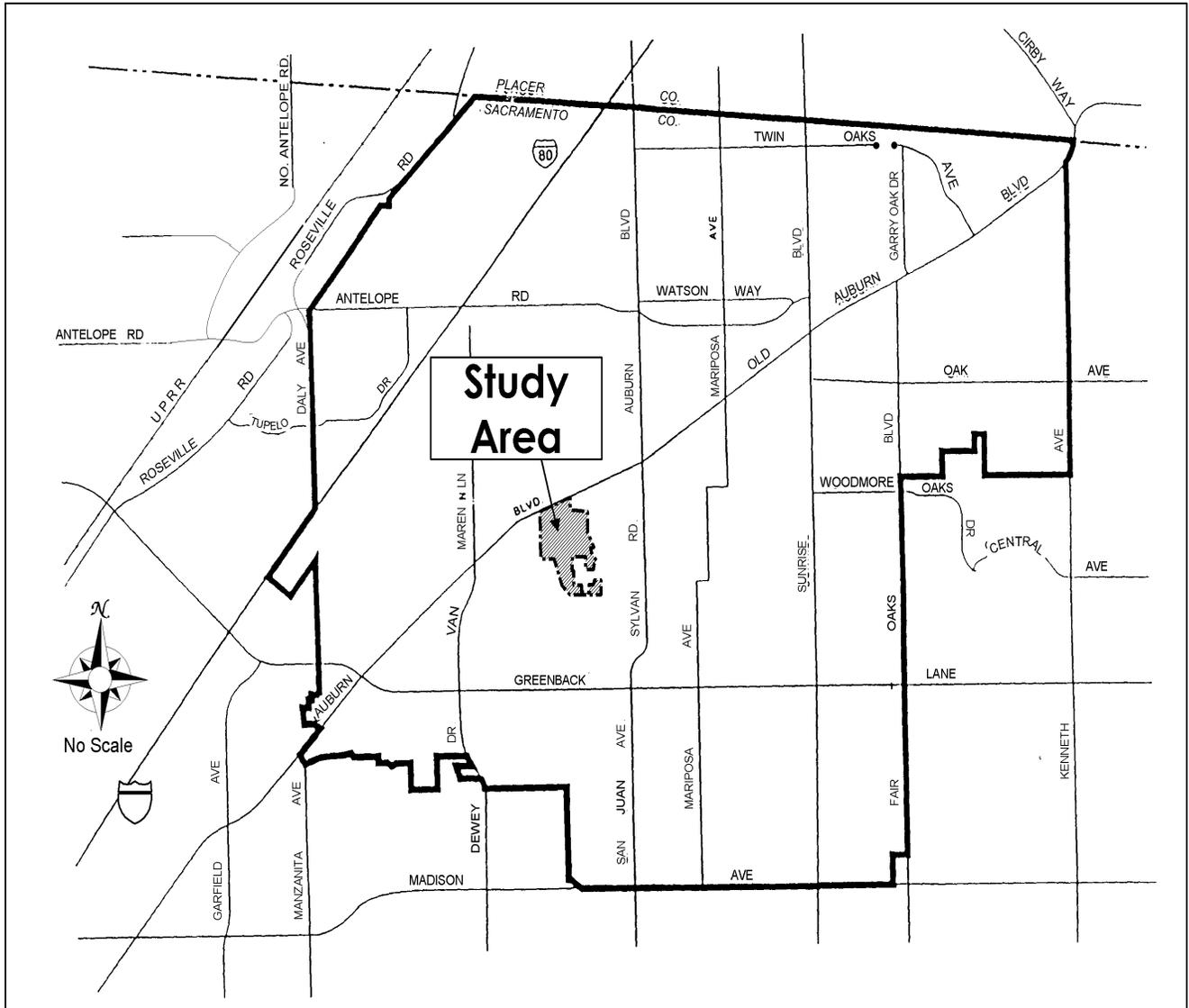


Figure 3-2: Project Location



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orchard that is not in commercial production. Most of the almond trees are in poor health. Oak trees are scattered throughout the project site.

Portions of San Juan Creek, Arcade Creek, and associated tributary drainages traverse the site. Arcade Creek is the primary east-west waterway that separates proposed land uses in the northern portion of the site from those in the south. The Arcade Creek floodplain varies in width from 120 to 200 feet with fingers of floodplain extending to the north and south.

The riparian habitat of the creek corridor includes Valley oak, willow, walnut, and cottonwoods. A concentration of blue elderberry shrubs occurs within the Arcade Creek riparian corridor on the site. Several dirt roads and paths are located throughout the northern half of the property. Some areas on the site have been altered due to past land use activities.

Surrounding Land Uses and Zoning

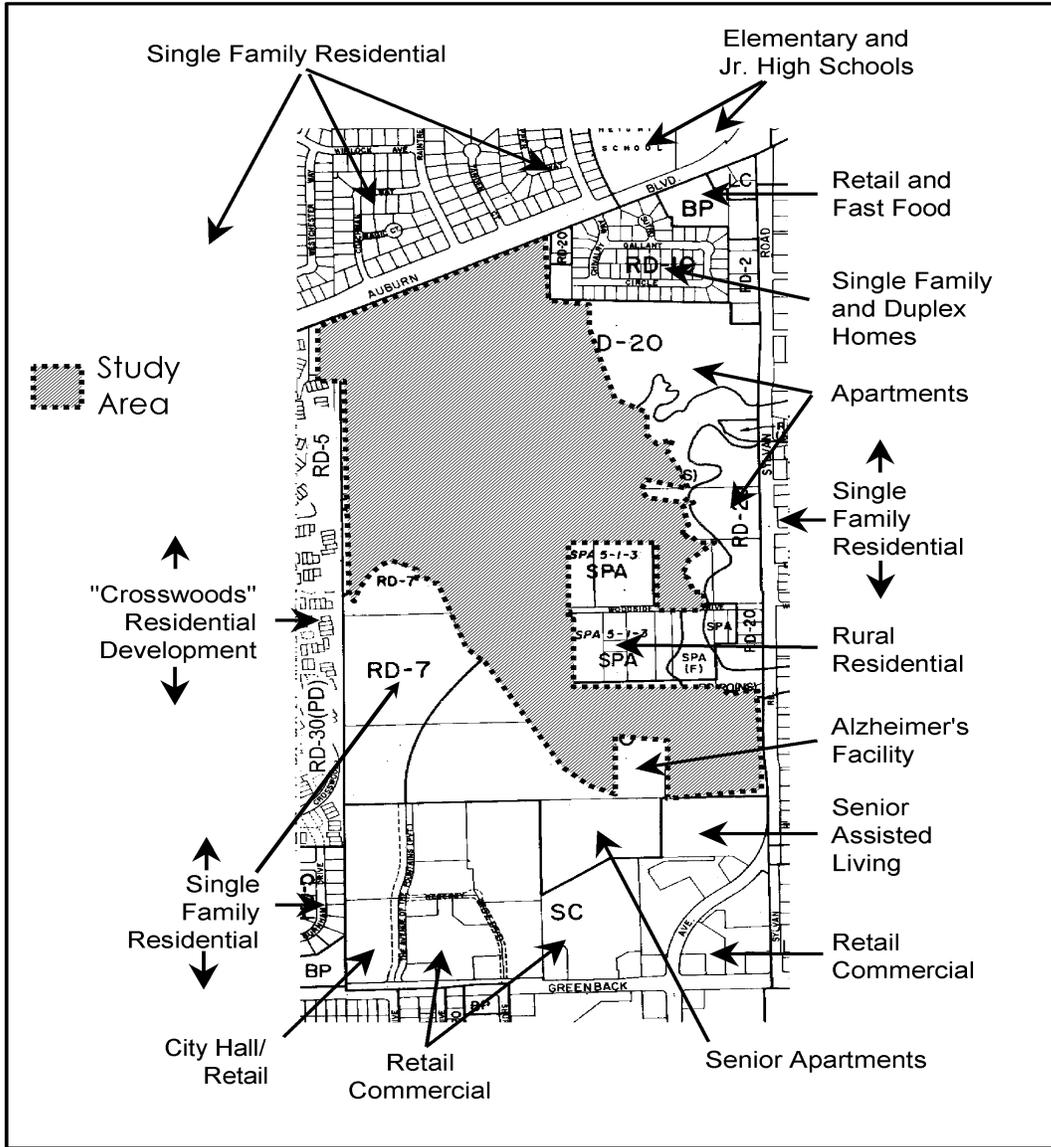
The project site is the largest vacant piece of land remaining in the City of Citrus Heights. Surrounding land uses and zoning are illustrated in **Figure 3-3**. Land uses immediately surrounding the site include:

- A master-planned residential subdivision in the Residential - 5 units per acre/Planned Development (RD-5) (PD) zone north of Arcade Creek (the Crosswoods development) and a single-family residential subdivision in the RD-7 zone south of Arcade Creek to the west;
- Large lot residential uses in the Special Planning Area (SPA) zone, multi-family residential uses in the RD-20 zone, and duplexes in the RD-10 zone to the east;
- A senior assisted-living facility (Merrill Gardens), senior apartments (Vintage Oaks), and an Alzheimers care facility (Manor Care Health) in the RD-20 zone to the south;
- A post office and the City of Citrus Heights City Hall to the south of the site and north of Greenback Lane along Fountain Square Drive;
- A shopping center and a theater complex in the Shopping Center (SC) zone to the south, east of Fountain Square Drive;
- A multi-family site in the RD-20 zone across Stock Ranch Road south of the project site; and
- Single-family residential subdivisions in the RD-5 zone across Auburn Boulevard to the north.

3.4 PROJECT/SITE HISTORY

Over the past 20 years, a number of land use actions have established existing land use patterns and shaped potential land uses for the project site. A brief description of these actions is provided on page 6.

Figure 3-3: Surrounding Uses and Zoning



- | | |
|---|-----------------------------------|
| RD-2: Residential - 2 Units/Acre | SPA: Special Planning Area |
| RD-5: Residential - 5 Units/Acre | SC: Shopping Center |
| RD-7: Residential - 7 Units/Acre | BP: Business Professional |
| RD-10: Residential - 10 Units/Acre | LC: Limited Commercial |
| RD-20: Residential - 20 Units/Acre | |
| RD-30 (PD) Residential - 30 Units/Acre Planned Development | |

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Prior to 1978

In the late 1960's and early 1970's, the property was zoned for agricultural use. Approximately 40 percent of the housing stock in the city was constructed during this period. In addition, substantial commercial development was constructed, including the Sunrise Mall, which opened in 1972. Despite this growth, the Stock Ranch property remained vacant.

1978: New Owner and Rezoning

In 1978, the current owner of Stock Ranch (Mr. John Stock) inherited the property, which was originally part of the larger Van Maren Ranch. Stock Ranch was at the time—and still is—one of the last remaining tracts of open land in Citrus Heights. Historically designated for agricultural uses, the site had the potential for other uses, and the new owner applied for a change in zoning to provide the potential for capturing some of the residential and office market.

Responding to the request for new zoning, the Board of Supervisors approved a rezoning to redesignate the site as a "Special Planning Area" with a mix of MP (industrial-office park) and residential uses.

1978: Citrus Heights Community Plan

The County adopted the Citrus Heights Community Plan in 1978. The Community Plan incorporated the Special Planning Area for Stock Ranch, which was described in the Plan as follows:

"This large area is at the southwest corner of Auburn Boulevard and Sylvan Road. Arcade and San Juan Creeks cross the property. Arcade Creek has been left in a natural condition to the west, through the Crosswoods Planned Development, and it is important to continue similar treatment of the creeks through this Special Planning Area. A few homes on large lots are developed along Woodside Lane, the one street entering the property. Commercial development borders the area on the south, with a variety of residential uses to the north, east, and west. It has been determined that a school site will be needed within the boundaries of the Special Planning Area." Citrus Heights Community Plan, 1978. Note: The school site was never built.

1985: General Plan Amendment, Community Plan Amendment/Rezoning

In 1985, the Board of Supervisors approved amendments to the County General Plan and the Citrus Heights Community Plan:

- The General Plan was amended to designate the site for industrial uses and medium density residential.
- The Community Plan was amended to change the zoning on the site to MP (industrial-office park) and RD-20 (residential development at up to 20 units per acre).

1992: General Plan Amendment, Community Plan Amendment, and Rezoning

The majority of the Stock Ranch area was replanned again in 1992. The 1992 rezoning of the site left little of the 1985 development scenario intact, making major changes from the primarily business park-oriented plan which had failed to attract any new office development in the eight years since it was approved. Changes approved in 1992 included:

- The area to the west of the planned extension of Fountain Square Drive, previously planned for office uses, was redesignated for single family home development (this area was recently developed with the Beazer Homes subdivision).
- The area on the north side of Stock Ranch Road west of Sylvan Road was redesignated for medium-density residential development at up to 20 units per acre. This area had previously been planned for office development.

The rezoning also introduced commercial zoning. Specifically, a portion of the site adjacent to Auburn Boulevard was designated for SC (Shopping Center) uses (the same zoning applied to Sunrise Mall and several other large commercial developments). To the west of the SC area, the previous MP (office-industrial park) zoning remained intact. To the south and west of the SC area, previously MP-zoned property was redesignated for RD-20 residential development.

1992-1998: Subdivision and Development

With a land use plan in place that provided land use designations for uses supported by market demands, development began to occur. This period saw the development of several major projects:

- a) The senior apartments on the south side of Stock Ranch Road (approved in 1993);
- b) The Merrill Gardens senior care facility (completed in 1997);
- c) An Alzheimers care facility (completed in 1997);
- d) The Beazer Homes residential subdivision (completed in 1998).

Figure 3-4, an aerial view of the site, depicts the progress of these developments. The graded area to the southwest of the project site is the Beazer residential subdivision prior to construction.

2000: Existing (Pre-Draft General Plan) Zoning vs. Proposed Zoning

The City's Draft General Plan envisions approximately 570,000 square feet of commercial/retail/office space, up to 590 units of housing, and parks and open space of approximately 32 acres on the Stock Ranch site (EIP 2000). The land uses proposed by the Guide include 450,000 square feet of commercial space, 246 single-family residential units, and approximately 12 acres of land designated as the "Sylvan Commerce District," which would allow retail, office, or multi-family residential or a mix of these uses.

Table 3.1-1 summarizes amount of development allowed under the current (Pre-Draft General Plan) zoning with the amount allowed under the zoning proposed in the Development Plan.

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Figure 3-4: Aerial Photo Of The Stock Ranch



**Table 3.1-1
Current Zoning vs. Development Plan Zoning**

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

Source: EIP, 2000

- The figures for commercial and residential development shown assume either full residential or commercial development in the Sylvan Commerce District zone area. If the Sylvan Commerce Districtzone area is developed entirely with residential uses, the total square footage of commercial development within the project area would be 570,000 SF, plus 346 dwelling units. If the Sylvan Commerce Districtzone area develops as residential only, total commercial square footage would be 450,000 SF, plus 590 dwelling units. Any mix of uses in the Sylvan Commerce Districtzone area would affect these totals.

3.5 PROJECT RELATIONSHIP TO THE CITY OF CITRUS HEIGHTS GENERAL PLAN

The City of Citrus Heights incorporated on January 1, 1997 and adopted Sacramento County's General Plan (including the Citrus Heights Community Plan) as its General Plan. Following incorporation, the City began development of a new General Plan. A Draft General Plan was released for public review in June 2000, and is expected to be adopted in November 2000 (prior to action on the proposed Stock Ranch project).

The proposed project includes an amendment to the existing General Plan, which would be amended to reflect the proposed land uses. In the event that the Draft General Plan is adopted prior to approval of the proposed project, the land use plan, and development policies of the Stock Ranch Guide for Development will be consistent with and incorporated into the Draft General Plan. In that case the proposed amendment would not be necessary.

The Stock Ranch Guide for Development (Guide) implements the objectives and polices of the Citrus Heights Draft General Plan by setting forth a vision, standards, and guidelines that will

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ensure high quality development of Stock Ranch. The Guide provides the opportunity to plan, coordinate, implement, and monitor development in a comprehensive manner in accordance with common expectations and understandings developed during the planning process. The Guide contains a land use concept, infrastructure and service plans, roadway improvements, design guidelines, and development regulations. The current plan for development described in this Guide is reflected in the City's Draft General Plan.

3.6 PROJECT OBJECTIVES

The fundamental objective of the Stock Ranch Guide for Development is to provide orderly and systematic development of an integrated commercial and residential project in a manner that respects the infill character of the site, surrounding land uses, and the site's natural resources (EIP, 2000).

Overall objectives identified in the Guide include:

- Implement a large-scale infill land use strategy for the City's last large vacant parcel of land
- Develop land uses that enhance the character of Citrus Heights and create a sense of place to uniquely distinguish the City;
- Implement a comprehensive land use strategy that ensures the development occurs in a unified manner rather than as a review of independent, unrelated projects;
- Develop land uses that enhance existing neighborhoods and provide linkages from neighborhoods to uses within the project;
- Develop revenue-generating land uses that provide jobs and enhance commerce within the City;
- Provide a variety of housing types and densities that respond to the market preferences of a diverse community;
- Provide all public facilities and services necessary to meet the needs of development within the Plan Area.

Specific planning objectives include:

- Accommodate a variety of uses in response to market conditions and community needs as they may evolve over the buildout period of the project. This may be accomplished by the use of a flexible planning approach;
- Accommodate uses that can be economically supported in the market place and are financially feasible;
- Accommodate a mix of uses that maximize fiscal benefits to the City;

- Define specific options for the mix, organization, and physical form and character of development that achieves a distinct and high quality place;
- Establish a distinct sense of place and cohesive and integrated development;
- Define the expectations of the developer and the City;
- Site planning and building design shall be sensitive to and consider opportunities for connections with surrounding uses;
- Utilize Arcade Creek as a development amenity incorporating trails, parks, other open space elements, and provide public access from the site's uses;
- Maintain views to the creek and tree line from Auburn Boulevard at appropriate locations to the extent feasible;
- Maintain open space as a development asset; and
- Ensure that adequate infrastructure is provided concurrent with development.

Specific circulation objectives include:

- Improve frontage on Auburn Boulevard;
- Install a signal at the intersection of Auburn Boulevard at the main entry of Stock Ranch;
- Extend Fountain Square Drive as a Minor Collector to connect with Stock Ranch Road;
- Develop a pedestrian and bikeway bridge across Arcade Creek to facilitate connections to Auburn Boulevard;
- Design the internal street network in consideration of possible connections with future development of properties north and south of Woodside Drive;
- Design the street network to serve local land uses and not as a conduit for regional and through-trips;
- Explore opportunities for the extension of pedestrian trails along Arcade Creek to the east and west of Stock Ranch; and
- Implement traffic impact mitigation measures required by site development in accordance with California Environmental Quality Act (CEQA) review.

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3.7 PROJECT CHARACTERISTICS

The Stock Ranch Guide development plan (**Figure 3-5**) provides for a mix of land uses including single-family residential neighborhoods with a density of between 1 to 8 units per acre, destination and neighborhood-serving retail commercial and office uses, as well as multi-family residential uses south of Arcade Creek, and a significant open space network.

Over 30 percent of the Plan Area is designated for open space uses including a neighborhood park, wetland-preserve areas and a 27-acre open space area along the Arcade Creek corridor. The project provides 15.5 acre-feet of storm water detention within the open space area that mitigates on-site runoff contributions to the Arcade Creek Drainage system. The site's characteristics provide significant opportunities that can be reflected in land use development. Arcade Creek is both a resource and amenity within walking distance of the development areas and adjoining neighborhoods. Buildings will be designed and the site landscaped to ensure compatibility with Arcade Creek.

Although Arcade Creek provides a natural barrier between land uses in the northern and southern portions of the site, it provides the opportunity to serve as a land use buffer and a visual amenity to attract pedestrian activity. The Creek also has the potential to buffer land uses that would pose challenges if located adjacent to one another, such as commercial and single-family residential uses.

North of Arcade Creek, a community-serving commercial core flanked by open space is proposed. Two scenarios are examined for development in this area. Scenario 1 proposes 385,000 square feet of commercial uses; Scenario 2 proposes 450,000 square feet of commercial uses. Both scenarios would impact the same acreage (i.e. result in disturbance of the same amount of land). The only difference is that Scenario 2 would result in a greater amount of commercial development than Scenario 1. The proposed open space areas will provide physical buffers to the surrounding neighborhoods, wildlife habitat, and passive open space with views into and trails adjacent to the preserved amenities.

The southern portion of the site is proposed as a residential community with a diversity of lot sizes, densities, scales, and housing types. Opportunities for high quality, large lot housing will be among the options provided. This community will be sited to take advantage of the Creek and the park. The periphery of the site, northwest of the intersection of Sylvan Road and Stock Ranch Roads, will be additional community-serving commercial/office/multi-family space. This flexibly zoned space is close to and accessible from City Hall and the Post Office as well as the surrounding neighborhoods (EIP, 2000).

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At buildout, under proposed General Plan designations for the Plan Area, the land uses applied to the vacant portions of Stock Ranch would allow for:

- up to 346 single-family units;
- up to 244 multi-family units, or 120,000 square feet of Commercial/Office/Multi-Family south of Arcade Creek;
- Scenario 1- 385,000 square-feet of commercial uses north of Arcade Creek; or Scenario 2 - 450,000 square-feet of commercial uses north of Arcade Creek;
- approximately 27 acres of open space/floodplain/park; and approximately 5.0 acres of Wetland Preserve north of Arcade Creek.

Table 3.1-2 shows a breakdown of land uses for the Stock Ranch project assuming Scenario 2.

**Table 3.1-2
Stock Ranch Land Use Summary**

| Land Use | Acres | Maximum Units ¹ | Square Feet ² | General Plan Designation | Zoning |
|--|--------------|----------------------------|----------------------------|--------------------------|------------------------------|
| Auburn Commerce District ⁶ | 41.8 | | 450,000 | General Commercial | SPA/Shopping Center (SC) |
| Commercial/Office/Multi-Family | 10.2 | 204 | 100,000 | | SPA/General Commercial (GC) |
| Commercial/Office/Multi-Family | 1.8 | 40 | 20,000 | | |
| Commercial Subtotal | 53.8 | 244 | 570,000 | | |
| Residential ⁷ | 43.2 | 346 | | Low Density Residential | SPA/Residential ⁵ |
| Residential Subtotal | 43.2 | 346 | | | |
| Open Space/Floodplain | 27.0 | | | Open Space | SPA/Recreation (O) |
| Park (Overlay on Residential) ³ | | | | | |
| Wetland Preserve North | 5.0 | | | | SPA/Recreation (O) |
| Open Space Subtotal | 32.0 | | | | |
| Total for Plan Area | 129.0 | 590 | 570,000⁸ | | |

Source: Morton & Pitalo, 2000.

Notes to Table 3.1-2

Note 1: Maximum unit yield is based on General Plan Low Density Residential range of a maximum of 8 units per acres rather than unit yield based on zoning

Note 2: Maximum square footage yield is based on 10,000 net square feet of land area per acre. For Commercial-North, site acreage considers Wetland Preserve North as not usable.

Note 3: Park site will be an overlay on residential land use and will be sized to reflect park requirements of the Plan Area.

Note 4: The site bounded on the north by Auburn Boulevard and Arcade Creek on the south, is designated for commercial development, natural open space, drainage corridors tributary to Arcade Creek, and a pedestrian trail system. A maximum of 450,000 square feet of retail shops and services will be accommodated in the District.

Note 5: The majority of the site south of Arcade Creek is designated for the development of a variety of housing types and densities. Immediately south of Arcade Creek, a band of houses on relatively large lots will front the creek.

Note 6: The figures for commercial and residential development shown assume either full residential or commercial development in the "Sylvan Commerce District zone" area. If the Sylvan Commerce District zone area is developed entirely with residential uses, the total square footage of commercial development within the project area would be 570,000 SF, plus 346 dwelling units. If the Sylvan Commerce District zone area develops as residential only, total commercial square footage would be 450,000 SF, plus 590 dwelling units. Any mix of uses in the Sylvan Commerce District zone area would affect these totals.

The land uses within the Stock Ranch Plan Area will be implemented by the application of permitted, conditionally permitted, and/or administratively permitted uses as designated by the land use designation applied to each parcel by the Stock Ranch Special Planning Area/Guide to Development. **Appendix B** in the Guide identifies allowed uses.

The *Stock Ranch Guide to Development* is a comprehensive guide that describes what the Stock Ranch should look like, what uses are appropriate for this land, what measures should be taken to preserve and mitigate the loss of sensitive habitat, and how to make future development compatible with surrounding neighborhoods (EIP, 2000). The elements of the guide include a Vision Statement, Development Plans (land use, open space, circulation, drainage, infrastructure, and landscape), Development Standards, Design Guidelines, and an Implementation Strategy. Each of these aspects of the plan is briefly described below:

Vision Statement

The Stock Ranch property will be developed as a cohesive and integrated mixed-use district that would be constructed over a period of time, and designed under strict development standards and design guidelines. Uses and buildings would be organized around a unifying open space network of natural areas, trails, and parks. These include Arcade Creek, associated tributary drainages, detention ponds, trails and stands of native oaks. A pedestrian trail system will be part of the open space network and connect uses within the site.

Development Plans

Development plans address how the Stock Ranch property would be developed, in what intensity and in which areas. The Development Plan also describes the services/infrastructure that are required to support the associated level of development.

Development Standards/Design Guidelines

The Stock Ranch Development Standards, in most cases, are more detailed than those contained in the Citrus Heights Zoning Code in that they are crafted specifically for the development envisioned for the project and described in the Guide. The Stock Ranch Development Standards are intended to supplement the City of Citrus Heights Zoning Ordinance that governs the development of commercial, office and residential projects. Where the provisions of the Stock Ranch Standards are either more restrictive or inconsistent with the Zoning Ordinance, the Development Standards in the Guide are to govern development within the

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plan area. Design Guidelines implement planning concepts. Unlike Development Standards, Design Guidelines are not mandatory but offer suggestions on how the various elements of the Stock Ranch should be designed to best achieve the vision agreed upon for this project.

Implementation

Implementation of the Stock Ranch Guide to Development will include a review of development applications, amendments to the Guide (if necessary), adoption of development standards, mitigation monitoring, etc. The project will also be phased to coordinate concurrent development of certain facilities (e.g. residential and park).

3.8 SUBSEQUENT PROJECTS AND DEVELOPMENT

Subsequent Environmental Review

As discussed in Section 1.0, Introduction, the environmental analyses and mitigation measures described in this EIR are evaluated and developed at a "Program Level." The purpose of a Program EIR is to allow environmental review of a project at its earliest possible stage (CEQA Guidelines Section 15004). Therefore, the EIR can only identify and mitigate those impacts associated with and reasonably anticipated for the proposed project. Specific project development proposals, which would be submitted after the approval of the Stock Ranch Guide for Development, may require additional analysis and review. The level of subsequent environmental analysis will be determined at the time that a specific development project is proposed. CEQA Guidelines Section 15152 further describes this "tiering" process.

While the Stock Ranch Guide for Development provides a land use concept for what is proposed, further refinement of project details will occur as specific development applications (i.e., tentative maps, development plans) within the Stock Ranch Guide for Development area are submitted. When individual project proposals are submitted at either a development plan review, conditional use permit, or tentative map stage, and will be defined to a much higher level of detail than that proposed in the Stock Ranch Guide for Development. The City of Citrus Heights Community Development Department will examine these specific project components to determine if they may create additional impacts that were not addressed in the EIR. If the project proposal creates any impacts not addressed in the EIR, the City, through its subsequent environmental review process, can then address the new and additional impacts and consider appropriate mitigation at that time.

Subsequent development must to be consistent with the adopted Stock Ranch Guide for Development. Subsequent development projects anticipated include, but are not limited to, tentative subdivision maps for residential areas, development projects for the commercial areas (e.g. development plan review, conditional use permit, etc.), and improvement plans for parks, trails, roadways and infrastructure facilities. Environmental review and documentation is required for subsequent projects to determine consistency with the evaluation performed in this Program EIR, pursuant to CEQA.

3.9 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

This EIR may be used for the following direct and indirect actions regarding the proposed project:

City Of Citrus Heights

The Stock Ranch Guide for Development would be presented to the Citrus Heights Planning Commission and City Council for comment and review. As part of the Stock Ranch Guide for Development approval, the City Council would take the following actions:

- Certification of the Stock Ranch Guide for Development EIR.
- Adoption of a Mitigation Monitoring Program for the Stock Guide for Development.
- Approval of a General Plan Amendment (if necessary) and Zone Change to "SPA-Special Planning Area" (The General Plan Amendment will be necessary only if the City's new General Plan is not adopted prior to the adoption of the Stock Ranch project,
- Adoption of the Stock Ranch Guide for Development.
- Approval of development agreement(s) for the Stock Ranch Guide for Development project.

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

- Approval of private projects and development plans for projects in the study area.
- Tentative and final subdivision maps.

Other Governmental Agency Approvals

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

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

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