

**1.0 INTRODUCTION**

1.1 Background and Purpose ..... 1-1  
1.2 Type of Document..... 1-2  
1.3 Intended Uses of the EIR ..... 1-2  
1.4 Relationship to the City of Citrus Heights General Plan ..... 1-3  
1.5 Use of Draft General Plan..... 1-3  
1.6 Incorporation of Stock Ranch Guide for Development..... 1-4  
1.7 Organization and Scope..... 1-5  
1.8 Environmental Review Process..... 1-8  
1.9 Terms Used in this Report s Analysis of Environmental Impacts..... 1-10

**2.0 EXECUTIVE SUMMARY**

2.1 Purpose and Scope of the EIR..... 2-1  
2.2 Project Characteristics..... 2-2  
2.3 Project Alternatives Summary ..... 2-3  
2.4 Issues Examined in this Report ..... 2-3  
2.5 Summary of Environmental Impacts ..... 2-4

**3.0 PROJECT DESCRIPTION**

3.1 Regional Location ..... 3-1  
3.2 Project Site and Vicinity ..... 3-1  
3.3 Existing Setting ..... 3-1  
3.4 Project Site/History ..... 3-4  
3.5 Project Relationship to the City of Citrus Heights General Plan..... 3-9  
3.6 Project Objectives ..... 3-10  
3.7 Project Characteristics..... 3-12  
3.8 Subsequent Projects and Development ..... 3-16  
3.9 Regulatory Requirements, Permits, and Approvals..... 3-17  
3.10 References ..... 3-21

**4.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES**

4.1 Land Use ..... 4.1-1  
4.2 Population, Employment and Housing ..... 4.2-1  
4.3 Noise ..... 4.3-1  
4.4 Transportation and Circulation ..... 4.4-1  
4.5 Human Health/Risk of Upset ..... 4.5-1  
4.6 Air Quality ..... 4.6-1  
4.7 Hydrology and Water Quality ..... 4.7-1  
4.8 Geology and Soils..... 4.8-1  
4.9 Biological Resources ..... 4.9-1  
4.10 Cultural Resources ..... 4.10-1  
4.11 Public Services and Utilities ..... 4.11-1  
4.12 Visual Resources/Light and Glare..... 4.12-1

# TABLE OF CONTENTS

---

## **5.0 EFFECTS FOUND NOT TO BE SIGNIFICANT**

5.1	Introduction.....	5-1
5.2	Methodology.....	5-1
5.3	Environmental Topics Found Not To Be Significant .....	5-1
	5.3.1 Agriculture Resources.....	5-1
	5.3.2 Mineral Resources .....	5-1

## **6.0 ALTERNATIVES ANALYSIS**

6.1	Introduction/CEQA Requirements.....	6-1
6.2	Summary of Project Alternatives.....	6-1
	6.2.1 No Project Alternative .....	6-5
	6.2.2 Reduced Retail Alternative .....	6-7
	6.2.3 Single Family Residential Alternative .....	6-10
	6.2.4 Mixed Single Family-Multi Family Alternative.....	6-13

## **7.0 OTHER SECTIONS REQUIRED BY CEQA**

7.1	Cumulative Impacts.....	7-1
7.2	Significant Unavoidable Impacts .....	7-5
7.3	Growth Inducement and Secondary Effects of Growth .....	7-6

## **8.0 REPORT PREPARERS AND REFERENCES**

8.1	Preparers of the EIR.....	8-1
8.2	Publications Referenced .....	8.0-1

## **APPENDICES**

**Appendix A** - Notice of Preparation and Initial Study

**Appendix B** Project Description

**Appendix C** - Noise

**Appendix D** - Traffic

**Appendix E** Air

**Appendix F** - Drainage Impact Analysis

**Appendix G** Biological Resources

**Appendix H** Detention Facility Analysis

**List of Figures**

No.	Title	Page
3-1	Regional Location .....	3-2
3-2	Project Location .....	3-3
3-3	Surrounding Uses and Zoning .....	3-5
3-4	Aerial Photo of the Stock Ranch Site .....	3-8
3-5	Land Use Map .....	3-13
4.1-1	Surrounding Land Uses and Zoning.....	4.1-4
4.1-2	Draft General Plan Land Use Map .....	4.1-5
4.3-1	Noise Monitoring Locations .....	4.3-7
4.3-2	Measured Continuous Hourly Noise Levels- Site A January 27-28, 2000 .....	4.3-8
4.3-3	Measured Continuous Hourly Noise Levels- Site B January 27-28, 2000.....	4.3-9
4.4-1	Existing Configuration of Auburn Boulevard Along Project Frontage.....	4.4-4
4.4-2	Existing Peak Hour Traffic Volumes and Lane Configurations.....	4.4-6
4.4-3	Proposed Access to Auburn Commerce District from Auburn Boulevard.....	4.4-10
4.4-4	Expected Distribution of Commercial Trips.....	4.4-15
4.4-5	Expected Distribution of Residential Trips.....	4.4-16
4.4-6	Recommended Improvements on Raintree Drive .....	4.4-25
4.4-7	Project Specific Mitigation Measures for Scenario 1 (385,000 Sq. Foot Shopping Center) .....	4.4-27
4.4-8	Project Specific Mitigation Measures for Scenario 2 (450,000 Sq. Foot Shopping Center) .....	4.4-28
4.4-9	Peak Hour Traffic Volumes and Lane Configurations- Cumulative No Project Conditions.....	4.4-29
4.9-1	Vegetation Communities and Sensitive Habitats .....	4.9-4
4.9-2	CNDDB.....	4.9-11
4.9-3	Impacts to Sensitive Habitats .....	4.9-25
4.11-1	Water Districts in Citrus Heights .....	4.11-5
4.11-2	Citrus Heights Water District.....	4.11-8

**TABLE OF CONTENTS**

---

**List of Tables**

No.	Title	Page
2-1.1	Proposed Land Uses .....	2-2
2-1.2	Summary of Impacts and Mitigation Measures.....	2-6
3.1-1	Current Zoning VS Development Plan Zoning .....	3-9
3.1-2	Stock Ranch Land Use Summary.....	3-14
4.2-1	Population Trends for Sacramento Region .....	4.2-2
4.2-2	Surrounding Cities Population Trends Comparison.....	4.2-2
4.2-3	City and County Population Trends Comparison .....	4.2-3
4.2-4	Median Household Incomes .....	4.2-4
4.2-5	Housing Stock Trends for Citrus Heights.....	4.2-4
4.2-6	Commuting Patterns-City of Citrus Heights (1990).....	4.2-5
4.2-7	Projected Employment .....	4.2-6
4.3-1	Exterior Hourly Noise Level Performance Standards for Stationary Noise Sources Citrus Heights General Plan .....	4.3-2
4.3-2	Subjective Reaction to Changes in Noise Levels of Similar Sources.....	4.3-3
4.3-3	Typical A-Weighted Maximum Sound Levels of Common Noise Sources .....	4.3-4
4.3-4	Summary of Noise Measurement Results .....	4.3-5
4.3-5	Predicted Existing Traffic Noise Levels .....	4.3-5
4.3-6	Predicted Existing + Projected Alternatives Traffic Noise Levels.....	4.3-6
4.3-7	Predicted Softball and Soccer Field Noise Levels at Varying Distances .....	4.3-16
4.3-8	Predicted Cumulative No Project Traffic Noise Levels .....	4.3-18
4.3-9	Predicted Cumulative + Project Alternatives Traffic Noise Levels.....	4.3-19
4.4-1	Intersection Level of Service Criteria .....	4.4-1
4.4-2	Traffic Volumes-Existing Conditions.....	4.4-5
4.4-3	Peak Hour Intersection Levels of Service- Existing Conditions .....	4.4-7
4.4-4	Trip Generation- Proposed Project (Scenario 1- 385,000 Sq. Foot Shopping Center)....	4.4-13
4.4-5	Trip Generation- Proposed Project (Scenario 2- 450,000 Sq. Foot Shopping Center)....	4.4-13
4.4-6	Travel Time Survey Results .....	4.4-14
4.4-7	Traffic Volume Forecasts- Existing + Project Conditions .....	4.4-17
4.4-8	Peak Hour Intersection Levels of Service- Existing + Project Conditions .....	4.4-18
4.4-9	Traffic Volume Forecasts- Cumulative Conditions .....	4.4-31
4.4-10	Peak Hour Intersection Levels of Service- Cumulative Conditions .....	4.4-32
4.6-1	Estimated Maximum Daily Emissions from Construction, in Pounds per Day.....	4.6-4
4.6-2	Federal and State Ambient Air Quality Standards .....	4.6-6
4.6-3	Ambient Air Quality .....	4.6-6
4.6-4	Project Regional Emissions at Buildout, in Pounds per Day .....	4.6-9
4.6-5	Worst Case Carbon Monoxide Concentrations at Selected Intersections (PPM) .....	4.6-11

## TABLE OF CONTENTS

---

4.6-6	Cumulative Worst Case Carbon Monoxide Concentrations at Selected Intersections (PPM .....	4.6-12
4.7-1	Detention Basin configuration- Capacity.....	4.7-8
4.7-2	Summary of 100-Year Flows.....	4.7-9
4.7-3	Summary of 100-Year Water Surface Elevations (WSE).....	4.7-9
4.7-4	Summary of Changes to Water Surface Elevations (WSE Based on Proposed Drainage Mitigation).....	4.7-10
4.8-1	Active and Potentially Active Regional Faults.....	4.8-3
4.8-2	Soil Characteristics within the Project Site .....	4.8-4
4.9-1	Acreage of Community/Habitat Types in the Project Area .....	4.9-3
4.9-2	Listed and Special Status Species Potentially Occurring within the Project Area or in the Project Area Vicinity.....	4.9-9
4.9-3	Listed and Special Status Species Potentially Occurring within the Project Area or in the Site Vicinity .....	4.9-13
4.9-4	Project Consistency with the Draft General Plan Biological Resources Objectives and Policies .....	4.9-21
4.11-1	Citrus Heights Fire Protection- Sacramento County Fire Protection District .....	4.11-2
4.11-2	School Facilities and Enrollment June 2000- San Juan Unified School District.....	4.11-3
4.11-3	Student Yield Ratios for Residential Development.....	4.11-3
4.11-4	Student Generation-Stock Ranch .....	4.11-4
4.11-5	Water Use Distribution Citrus Heights Water District .....	4.11-6
4.11-6	Active Well Capacity Data- Citrus Heights Water District .....	4.11-7
6-1	Comparison of Project Alternatives Ability to Achieve Project Objectives .....	6-3
6-2	Comparison of Environmental Impacts of Project Alternatives .....	6-4