

NOTICE OF AVAILABILITY
SUNRISE TOMORROW SPECIFIC PLAN – DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:
City of Citrus Heights
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EIR CONSULTANT:
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PROJECT TITLE: Sunrise Tomorrow Specific Plan

PROJECT LOCATION: The Sunrise Tomorrow Specific Plan Area (“Specific Plan Area” or “Plan Area”) is located at the southeast corner of Sunrise Boulevard and Greenback Lane in Citrus Heights, California. Citrus Heights is located within the northernmost portion of Sacramento County, approximately 10 miles northeast of downtown Sacramento, along Interstate 80 between Sacramento and Roseville. The Plan Area is made up by the following Sacramento County Assessor Parcel Numbers: 243-0192-012 through 243-0192-018. The Plan Area is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The project would include adoption of the Sunrise Tomorrow Specific Plan, including the proposed Specific Plan land use map. The Specific Plan also includes a circulation and open space network to support the future land uses. The Specific Plan would establish a Maximum Development Allowance and Maximum Development by Land Use for each Planning Area. The Maximum Development Allowance by Planning Area is inclusive of all uses, and may not be exceeded without a Specific Plan Amendment. The Project also includes the adoption of a General Plan Amendment, creating a Marketplace Mixed Use Land Use Designation.

For more details regarding the project background, phasing plan, development allowance, land uses, street network, vehicular circulation, pedestrian and bicycle network, open space network, sustainability features, and utilities, please see Chapter 2.0, Project Description, of the Draft EIR available at <https://www.citrusheights.net/1009/Sunrise-Mall-Specific-Plan>

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Air Quality; Greenhouse Gases, Climate Change, and Energy; Cumulative Air Quality; and Cumulative Greenhouse Gases, Climate Change, and Energy. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on July 20, 2021 and will end on September 2, 2021 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on September 2, 2021 and should be submitted to the attention of Casey Kempenaar, Planning Manager at the City of Citrus Heights, 6360 Fountain Square Drive, Citrus Heights, CA 95621; or by e-mail to ckempenaar@citrusheights.net. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Copies of the Draft EIR can be reviewed at the City of Citrus Heights City Hall, located 6360 Fountain Square Drive, Citrus Heights, CA 95621, during normal business hours, and online at:

<https://www.citrusheights.net/1009/Sunrise-Mall-Specific-Plan>

Questions regarding the City of Citrus Heights’ review of the Specific Plan or Draft EIR may be directed to Casey Kempenaar, Planning Manager, at the address above or at (916) 727-4740 or ckempenaar@citrusheights.net.