Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020080098

Project Title: Sunrise Tomorrow Specific Plan

Lead Agency: City of Citrus Heights

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Project Location: Citrus Heights, Sacramento County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

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. As shown in Table 2.0-2 of Chapter 2.0 of the Draft EIR, the 95.8-acre Plan Area could be developed with up to 2,220 residential dwelling units, up to 480 hotel rooms, up to 320,000 square feet (SF) of retail uses, up to 960,000 SF of office uses, and up to 450,000 SF of community/institutional land uses.

The Plan Area would be served by the following existing service providers:
1. Citrus Heights Water District for water;
2. Sacramento Area Sewer District for wastewater collection
3. Regional San for wastewater treatment;
4. City of Citrus Heights for stormwater collection;
5. Pacific Gas and Electric Company and the Sacramento Municipal Utility District for gas and electricity.

See Chapter 2 of the Draft EIR.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An Initial Study has been prepared for this project. Impacts associated with Agriculture/Forestry Resources, Biological Resources, Mineral Resources, and Wildfire would not occur.

The Draft EIR examines most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics addressed in the Draft EIR include: Aesthetics, Air Quality, Energy, Cultural and Tribal Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation, Utilities, Cumulative Impacts, and Growth Inducing Impacts. 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.

See Chapter ES of the Draft EIR for a summary of the impacts and mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

• Specific Plan impacts to migratory birds and birds of prey habitat;
• Creek restoration and protection of the sensitive habitat features restored;
• Specific Plan impacts on regional stormwater, drainage, groundwater, and water quality;
• Contaminated on-site soils due to the Specific Plan's close proximity to roadways and historical past uses;
• Demolition of on-site buildings or structures potentially containing lead-based paints, mercury, asbestos containing materials, and polychlorinated biphenyl caulk;
• Diesel particulate matter (DPM) emissions from idling diesel trucks and transportation refrigeration units making deliveries within the Plan area;
• The effect of the Specific Plan on climate resilience and adaptation, considering climate impacts that the City of Citrus Heights will likely face in 2040 and 2050;
• Vehicle Miles Traveled (VMT) and associated air quality impacts from Specific Plan implementation, including induced VMT, and any impacts that may result outside of the Specific Plan boundaries; and
• Specific Plan impacts to the existing Sacramento Regional Transit Center located in the Plan Area.

Provide a list of the responsible or trustee agencies for the project.

This document will be used by the City of Citrus Heights to take the following actions:
• Approval of the Specific Plan;
• Approval of the General Plan Amendment to change the land use designation of the entire Plan Area from General Commercial to Marketplace Mixed Use;
• Approval of the rezone of the entire Plan Area from Shopping Center to Special Planning Area;
• Future building, grading, and other permits as necessary for future construction;
• Certification of the EIR;
• Adoption of the Mitigation Monitoring and Reporting Program (MMRP).

The following agencies may be required to issue permits or approve certain aspects of the proposed Specific Plan:
• Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
• RWQCB – A Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Construction General Permit (CGP) issued by the SWQCB and the Clean Water Act;
• RWQCB – A Clean Water Section 401 Water Quality Certification and/or Waste Discharge Requirement Permit may be required for creek restoration;
• California Department of Fish and Wildlife (CDFW) – A Section 1600 Permit may be required for the optional creek restoration;
• U.S. Army Corps of Engineers (USACE) – A Section 404 permit may be required for the optional creek restoration;
• Sacramento Metropolitan Air Quality Management District (SMAQMD) – Construction activities would be subject to the SMAQMD rules and regulations;
• Citrus Heights Water District – Approval of infrastructure details for water supply facilities;
• Sacramento Area Sanitation District – Approval of infrastructure details for wastewater collection facilities;
• Sacramento Municipal Utility District (SMUD) – Approval of infrastructure details for electricity facilities; and
• Pacific Gas & Electric (PG&E) – Approval of infrastructure details for natural gas facilities.