
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

DATE: July 28, 2023

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **Sylvan Corners Subdivision — SACRAMENTO COUNTY**

The City of Citrus Heights (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Sylvan Corners Subdivision (Proposed Project). The City has directed the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) in compliance with CEQA.

Project Description: Woodside Homes proposes the Sylvan Corners Subdivision, a 94-unit single-family residential subdivision at 7137 Auburn Boulevard in the City of Citrus Heights. The Project site is assigned assessor's parcel number (APN) 211-0020-025 in Sacramento County. The 11.32-acre vacant parcel is located on the northwest corner of the intersection of Auburn Boulevard and Sylvan Road. The Project will require the approval of a General Plan Amendment, rezone to a Special Planning Area, Tentative Subdivision Map, Design Review Permit, and Tree Removal Permit. The Project would include 80 market-rate units and 14 affordable rate units (at a density of 8.35 dwelling units/net acre). Pursuant to Government Code section 54222.5 of the Surplus Lands Act, the Project is required to provide 15 percent of the units at an affordable rate.

Copies of the project plans can viewed on the City's website at www.citrusheights.net/292/currentprojects.

Potentially Significant Environmental Impacts: The preparation of the Initial Study identified potentially significant impacts to air quality, biological resources, cultural resources, greenhouse gas emissions, noise, paleontological resources, transportation, and tribal cultural resources. All identified impacts would be reduced to a less than significant level with the implementation of identified mitigation measures. Transportation improvements implemented by the Project would result in shorter queues on southbound Auburn Boulevard (i.e., fewer blockages of north Project access) and improved conditions for Project residents walking/biking in the area.

Hazardous Waste Sites: Pursuant to Section 15087(c)(6) of the Guidelines for CEQA, the City acknowledges the non-existence of hazardous waste sites within the Project site as reviewed by this IS/MND.

IS/MND Document Review and Availability: The public review and comment period will extend for 30 days **starting July 28, 2023, and ending August 28, 2023**. The Draft IS/MND can be viewed and/or downloaded at the following website:

<http://www.citrusheights.net/934>

One hard copy of the Draft IS/MND will be available at the City Hall Public Counter (address below) Monday through Friday, 8 a.m. – 4 p.m. Digital copies of appendices will be made available upon request.

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Public and Agency Comments: Comments or questions regarding the Draft IS/MND may be included as an email attachment and addressed to Alison Bermudez, Senior Planner. Written comments will also be accepted at the below address, but email is preferred.

email: abermudez@citrusheights.net

Subject Line: Sylvan Corners Subdivision

or

Alison Bermudez, Senior Planner

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