

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: August 7, 2020

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Sunrise Tomorrow Specific Plan

LEAD AGENCY: City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

PROJECT PLANNER: Casey Kempenaar, Planning Manager
ckempenaar@citrusheights.net
(916) 727-4740

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Citrus Heights, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Sunrise Tomorrow Specific Plan. The City of Citrus Heights is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Specific Plan, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Citrus Heights when considering applicable permits, or other approvals for the proposed Specific Plan.

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, September 8, 2020.

Please send your comments/input (including the name for a contact person in your agency) to: Attn: 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.

SCOPING MEETING: On Tuesday, August 25, the City of Citrus Heights will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Specific Plan and scope of the EIR. Due to COVID-19, this meeting will be held on-line from 5:00 PM to 6:00 PM.

This meeting will be held on-line via a Zoom Webinar, and interested parties may join the Zoom Webinar to review the proposed Specific Plan exhibits and submit on-line comments at any time between 5:00 PM and 6:00 PM. Representatives from the City of Citrus Heights and the EIR consultant team will be available via the Zoom Webinar to address questions regarding the EIR process and scope. Members of the public may provide on-line comments throughout the Zoom Webinar. Attendees may register for the Zoom Webinar at:

<http://www.citrusheights.net/1071/Sunrise-Tomorrow-Environmental-Review>

If you have any questions regarding the scoping meeting, contact Casey Kempenaar, Planning Manager, at (916) 727-4740 or ckempenaar@citrusheights.net.

PROJECT LOCATION AND SETTING: The Sunrise Tomorrow Specific Plan Area (Plan Area) is located at the southeast corner of Sunrise Boulevard and Greenback Lane in Citrus Heights, California (see Figure 1). 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 (see Figure 2).

The Plan Area is part of the Sunrise Marketplace Business Improvement District (BID). The approximately 95.8-acre Plan Area is currently developed with the Sunrise Mall and associated parking areas (see Figure 3). The Plan Area is surrounded by residential development to the south, a mix of residential and commercial development to the east, and commercial development directly to the north and west. The elevation of the site ranges from approximately 170 feet to 180 feet above mean sea level (MSL).

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. See Figure 4 for the illustrative site plan, which shows an overview of the Plan Area, street network, and open space network.

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 the Project Description in the attached Initial Study.

PROJECT APPROVALS: The City of Citrus Heights is the Lead Agency for the proposed Specific Plan, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

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 Clean Water Act;
- California Department of Fish and Wildlife (CDFW) – Section 1600 permit for creek restoration;
- U.S. Army Corps of Engineers (USACE) – Section 404 permit for 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; and
- Sacramento Area Sanitation District – Approval of infrastructure details for wastewater collection facilities.

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include the following:

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| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Noise |
| • Cultural and Tribal Resources | • Population and Housing |
| • Geology and Soils | • Public Services and Recreation |
| • Greenhouse Gases, Climate Change, and Energy | • Transportation |
| • Hazards and Hazardous Materials | • Cumulative Impacts |
| • Hydrology and Water Quality | • Growth Inducing Impacts |

INITIAL STUDY: An Initial Study has been prepared for this Specific Plan. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

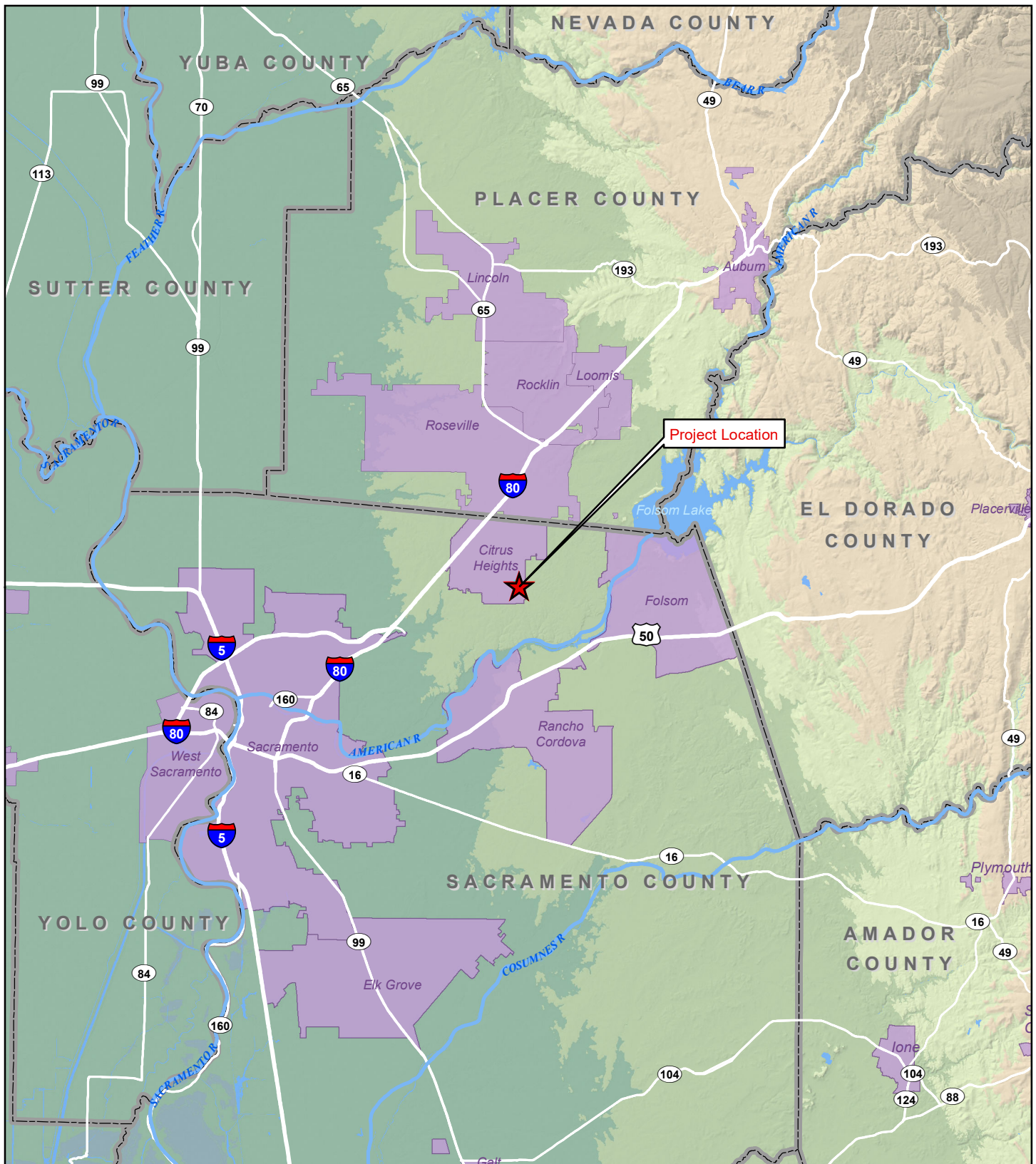
ADDITIONAL INFORMATION: A copy of the Initial Study is available on the City's website at:

<https://www.citrusheights.net/1071/Sunrise-Tomorrow-Environmental-Review>




Signature: Casey Kempenaar Date: 8/7/2020

Name/Title: Casey Kempenaar, Planning Manager

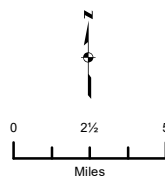
Phone/Email: 916-727-4764 ckempenaar@citrusheights.net



Legend

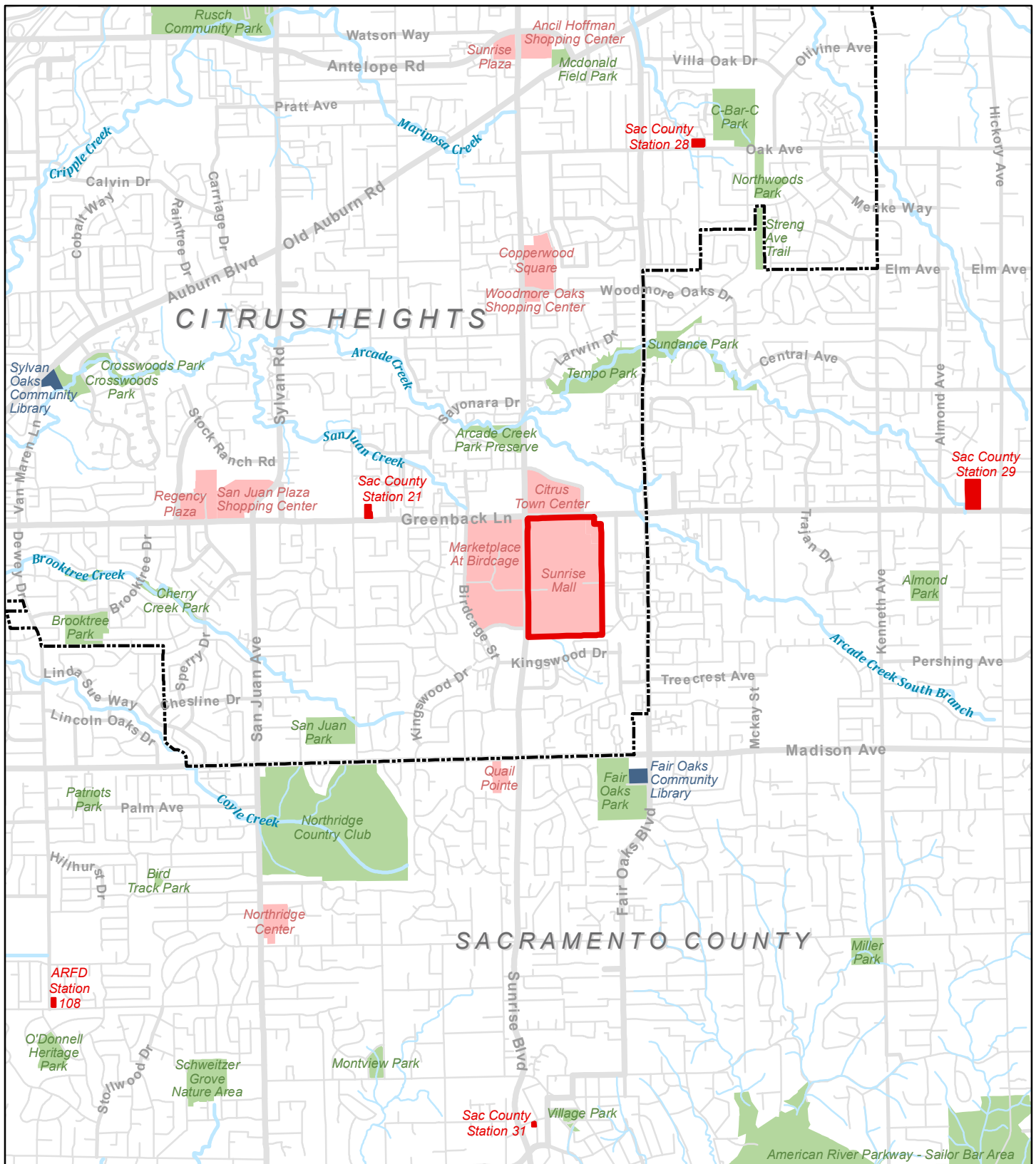
-  Project Location
-  County Boundary
-  City Area

Sources: CalAtlas; California County GIS Departments.
Map date: June 26, 2020.

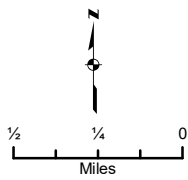


CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

Figure 1. Regional Location Map



- Legend**
- Library
 - Fire Station
 - Specific Plan Boundary
 - City of Citrus Heights
 - Shopping Center
 - Park



**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

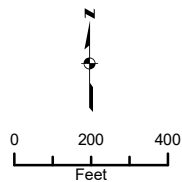
Figure 2. Vicinity Map

Sources: Sacramento County GIS. Map date: June 29, 2020. Revised: July 23, 2020.



Legend

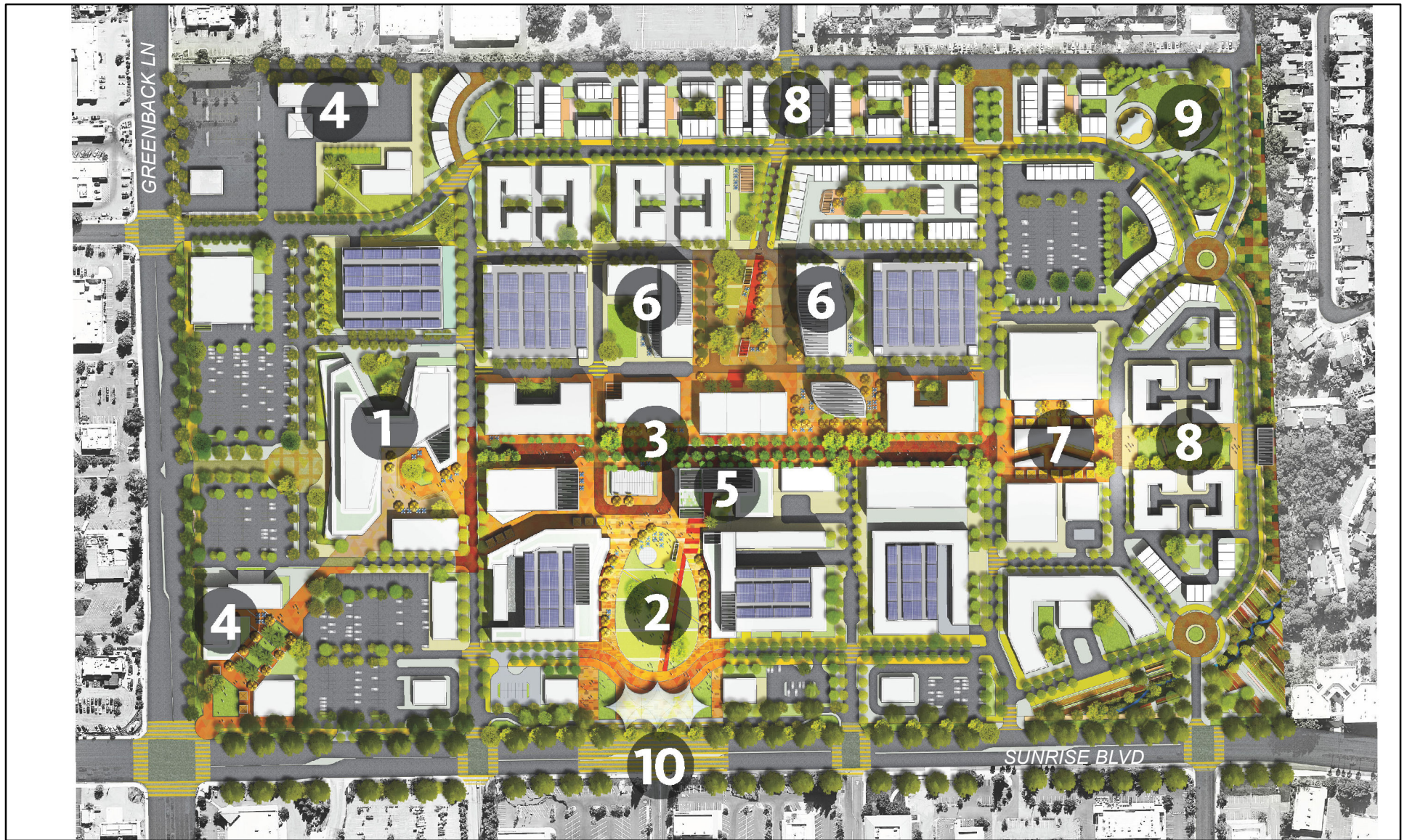
Specific Plan Boundary



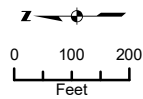
Sources: Sacramento County GIS; ArcGIS Online World Imagery Map Service. Map date: July 23, 2020.

CITY OF CITRUS HEIGHTS SUNRISE TOMORROW SPECIFIC PLAN

Figure 3. Aerial View of Specific Plan Area



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|----------------------|-----------------------------|
| 1 Anchor Employment | 6 Medical Office |
| 2 Sunrise Commons | 7 Entertainment Cluster |
| 3 Main Street | 8 Residential Neighborhoods |
| 4 Business Hotel | 9 Community Park |
| 5 Full Service Hotel | 10 Transit Center |



**CITY OF CITRUS HEIGHTS
SUNRISE TOMORROW SPECIFIC PLAN**

Figure 4. Illustrative Site Plan