

6 OTHER CEQA CONSIDERATIONS

This chapter addresses other California Environmental Quality Act (CEQA) considerations that are required as part of an EIR. These considerations are:

- ▶ Cumulative Impacts (Section 6.1),
- ▶ Growth-Inducing Impacts (Section 6.2),
- ▶ Significant Irreversible Environmental Changes (Section 6.3), and
- ▶ Significant Unavoidable Environmental Effects (Section 6.4).

6.1 CUMULATIVE IMPACTS

The CEQA Guidelines define cumulative effects as “two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines further state that the individual effects can be the various changes related to a single project or the changes involved in a number of other closely related past, present, and reasonably foreseeable future projects (Section 15335). The CEQA Guidelines allow for the use of two alternative methods to determine the scope of projects for the cumulative impact analysis:

- ▶ List method - A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.
- ▶ Regional growth projections method - A summary of projects contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact (Section 15130).

The Draft General Plan and GGRP establish policies, measures, and actions to guide future development within the City and implementation is long-term in nature. The adoption of the Draft General Plan and GGRP would involve no immediate physical environmental impact. Rather, these plans would set the stage for future development within the City. As such, the EIR analysis focused on the “indirect” impacts of adoption of the plans. These impacts would result primarily from:

1. Development of the limited area within the City that is currently vacant,
2. Infill redevelopment within commercial corridors,
3. Development of areas within the Transition Overlay Zone, and
4. Future development consistent with the proposed land use diagram and Draft General Plan goals and policies.

Therefore, the regional growth projections method is appropriate to evaluate cumulative impacts because it provides general growth projections for the region and considers long-term growth, including growth within the planning area. Because these impacts would occur over time as part of individual residential and commercial development projects, a project horizon year (2035) was established for purposes of analysis in the EIR. The horizon year is consistent with the future year assumed in the Sacramento Area Council of Governments (SACOG) growth projections. Table 6-1 provides population estimates and projections for both the City of Citrus Heights and for Sacramento County.

It should be noted that the 2010 population totals shown in Table 6-1 reflect estimates from the California Department of Finance (DOF). The 2035 population total for Sacramento County reflects county-level projections from SACOG. SACOG’s population projections are prepared as planning tools and do not necessarily predict the course of future events. SACOG’s forecasts, which are based on adopted general plan land use policies for jurisdictions, among other factors, are used primarily to prepare the Metropolitan Transportation Plan (MTP) and

Table 6-1 Population Estimates and Projections: City of Citrus Heights and Sacramento County		
	Total Population	
	2010 ¹	2035
City of Citrus Heights	88,115	100,480 ²
Sacramento County	1,445,327	1,986,543 ³
Notes:		
¹ California Department of Finance (DOF) Demographic Research Unit E-5 City/County Population and Housing Estimates		
² Adjusted from Sacramento Area Council of Governments (SACOG) Regional Analysis District (RAD) 2035 population projections		
³ Sacramento Area Council of Governments (SACOG) population projections 2009		

to provide input for air quality management plans. Experience shows that these forecasts are most reliable at the regional and county levels and less so within smaller areas like cities and census tracts. The actual development and associated growth that occurs in the planning area will likely be different from SACOG’s projected number, as it is influenced by the physical characteristics of a parcel, access and infrastructure issues, and compatibility considerations, among other factors. In addition, SACOG’s 2035 population projection for Citrus Heights is available at the Regional Analysis District (RAD) level only. SACOG’s six-county region is divided into approximately 70 RADs that may have the same name as community planning areas or city names, but do not necessarily reflect the same jurisdictional boundaries, as is the case for Citrus Heights.

Given the aforementioned factors, the total 2035 population projection for the planning area has been adjusted from SACOG’s projections to a projected total of 100,480 people, as identified in the Draft General Plan and analyzed throughout this EIR. Therefore, there is a difference between SACOG’s 2035 projections and those set forth in the Draft General Plan and shown in Table 6-1 above.

Implementation of the Draft General Plan could result in a total population of up to 100,480 people, the addition of up to 3,557 additional housing units, and an additional 2.95 million square feet of non-residential development. Based on market factors and past development trends, these growth projections and development intensities are expected to be lower than the maximum allowed by the proposed land use designations.

The geographic area that could be affected by the Draft General Plan varies depending on the type of environmental resource being considered. The general geographic area associated with different environmental effects of the Draft General Plan defines the boundaries of the area considered in the cumulative impact analysis. Each section of this Program EIR considers the specific geographic segment of this growth that is directly related to the individual topic addressed within that section. For example, the analysis of air quality, noise, and transportation and circulation impacts is based on regional growth because these impacts are regional; whereas, an aesthetic impact, given its localized effect, only considers related projects in the vicinity of the planning area. Table 6-2 presents the general geographic areas associated with the different resources addressed in this Program EIR analysis.

The following is a discussion of the cumulative impacts of the Draft General Plan when taken within the context of regional growth patterns. The cumulative impacts of citywide growth have been addressed within the impact analysis section. Implementation of the mitigation measures and general plan policies and actions identified in the previous sections of this Program EIR will serve to reduce cumulative impacts generated by the project to the extent feasible. In many cases, these mitigation measures and general plan policies and actions will reduce the project’s cumulative impact to a less-than-significant level. For other impacts, implementation of the identified mitigation measures will not avoid a significant cumulative impact. The following section identifies the cumulative impacts associated with implementation of the Draft General Plan and GGRP.

**Table 6-2
Geographic Scope of Cumulative Impacts**

Resource Issue	Geographic Area
Land Use, population, and housing	Regional and local
Transportation and mobility	Regional and local
Air quality	Regional and local
Noise	Regional and local
Hydrology and water resources	Regional
Biological resources	Regional and local
Geology, soils, and mineral resources	Local
Agricultural resources	Regional and local
Public services	Regional and local
Utilities	Regional and local
Cultural resources	Local
Aesthetic/visual resources	Local (planning area and adjacent communities)
Energy	Regional and local
Greenhouse Gas Emissions	Global, statewide, and local
Hazards and hazardous materials	Local

6.1.1 LAND USE, POPULATION, AND HOUSING

Future development pursuant to the Draft General Plan would occur consistent with the recommended distribution, density and intensity requirements outlined in the Community Development Element. Future development would be required to comply with adopted land use standards, policies, and ordinances and be compatible with surrounding land uses consistent with the policies in the Community Development Element. Implementation of the Draft General Plan would result in additional housing units, and non-residential development, and an increase in population. However, the City is 98% built out and little vacant land remains for development. Additionally, compliance with goals, policies, and actions in the Draft General Plan would ensure an orderly and managed land use pattern and would not substantially induce growth or the concentration of population in Citrus Heights. Draft General Plan policies to guide growth and development would also not allow development activities and circulation improvements at a scale that would physically divide established communities, either within the City or in surrounding areas. Implementation of the Draft General Plan would not result in the displacement of substantial existing housing units; therefore it would not necessitate the construction of housing units elsewhere. Therefore, implementation of the Draft General Plan would not contribute to a significant cumulative land use, population, or housing impact.

6.1.2 TRANSPORTATION AND MOBILITY

Traffic and roadway impacts discussed in Section 4.2 Transportation and Mobility include the cumulative impact contribution expected from growth and changes to transportation infrastructure in the City and surrounding region. As discussed in Section 4.2, although several roadway segments would operate at LOS E or LOS F conditions, the proposed project would change the City’s acceptable level of service (LOS) threshold from LOS D to LOS E with exceptions, as allowed under Draft General Plan Policy 29.2.

Draft General Plan Policy 29.2 allows certain locations operating at LOS F to be exempt from the threshold of significance because they would have features that reduce severity of impacts, including reducing right-of-way impacts, providing sufficient space for bicycles and pedestrians, encouraging transit use, and acknowledging that high levels of roadway utilization are desirable when traffic operations are managed through ITS. However, implementation of the transportation and mobility policies and actions of the Community Development Element will require new transportation funding mechanisms or programs that are not yet in place. The lack of sufficient funding could limit the City's ability to expand the existing transportation network and to comply with the Draft General Plan transportation policies in a timely manner. Until full implementation of this policy occurs, impacts related to intersection operation would remain significant and unavoidable and the additional daily trips would add to the cumulative increase in traffic along major arterials in the region and along roadways within Citrus Heights. Therefore, implementation of the Draft General Plan would result in a cumulatively considerable contribution to a significant cumulative impact.

The Draft General Plan would result in less-than-significant impacts related to emergency access and would not contribute to a significant cumulative impact.

The Draft General Plan would result in less-than-significant impacts to public transit, bicycle, or pedestrian plans and facilities, and would not contribute to a significant cumulative impact.

6.1.3 AIR QUALITY

Air quality in the region does not meet State of California standards. Implementation of the Draft General Plan would not cause significant short-term criteria pollutant emissions. The cumulative effects from short-term criteria pollutants generated from implementation of the Draft General Plan, combined with related projects, are not cumulatively considerable and are considered less than significant.

Implementation of the Draft General Plan would cause significant long-term criteria pollutant emissions. The cumulative effects from long-term criteria pollutants generated from implementation of the Draft General Plan, combined with related projects, would result in a cumulatively considerable contribution to a significant and unavoidable cumulative impact.

Implementation of the Draft General Plan would result in less-than-significant CO-related air quality impacts from local mobile sources. Since the model used in the traffic analysis is a regional transportation model, this is also representative of the cumulative condition. Therefore, the cumulative impact would also be less than significant.

Because compliance with applicable rules and regulations would be required for the control of stationary source toxic air contaminant (TAC) emissions, both on-site and off-site, the project's contribution to long-term cumulative increases in stationary source TAC concentrations would be considered minor. Nevertheless, exposure to TACs from mobile sources, specifically diesel exhaust particulate matter (DPM), is of growing concern within the Sacramento Valley Air Basin (SVAB). Major transportation corridors, including highway and rail traffic, involving the operation of diesel-fueled vehicles are present in the planning area (e.g., I-80, Roseville Railyard). Implementation of the Draft General Plan would result in significant and unavoidable toxic-related air quality impacts. Sensitive receptors, such as residential dwelling units envisioned to be constructed as part of the Plan would likely be exposed to substantial diesel PM emissions because of the site's proximity to the Railyard and I-80. In addition, development of land uses that involve extensive use of diesel-powered equipment or vehicles could contribute to an exceedance of the district thresholds at nearby sensitive receptors. Therefore, when taken together with emissions from other past, present, and future projects near the planning area, emissions from all mobile and area sources could result in higher concentrations of DPM at existing and proposed sensitive receptors. Consequently, implementation of the Draft General Plan would result in a cumulatively considerable contribution to a significant impact.

6.1.4 NOISE

Cumulative noise analysis of implementation of the Draft General Plan considers both short-term construction related noise and longer-term operational and traffic related noise. Short-term noise impacts are related to the noise generated by heavy equipment operating within the planning area. Future land uses consistent with the Draft General Plan will generate short term noise during the construction of individual projects. Recommended mitigation measures and existing ordinances would be sufficient to mitigate construction noise impacts and ensure construction noise levels do not exceed established standards and do not result in substantial disturbance to noise-sensitive receptors. Longer-term noise from cumulative development throughout the planning area would primarily occur from motor vehicle traffic. Some existing development is already impacted by vehicular noise and may continue to experience high noise levels whether or not the Draft General Plan is implemented. Implementing local noise ordinances, constructing buildings according to state acoustical standards, land use planning, and implementation of the mitigation measures identified in Section 4.4 of this Program EIR would reduce noise impacts to a less-than-significant level, and no cumulative impacts would occur.

6.1.5 HYDROLOGY AND WATER RESOURCES

Future development within the planning area and surrounding areas of the Sacramento region has the potential to increase the amount of pollutants, runoff, and impervious surfaces within the region. Construction activities related to implementation of the Draft General Plan could contribute additional pollutants, including sediments from grading activities and contaminants associated with construction materials, construction waste, vehicles, and equipment, among others. Erosion and sedimentation may occur during construction activities, which may affect surface water bodies as well. Future development and redevelopment activities in the planning area are not expected to substantially increase the amount of existing impervious surfaces. Rather, site redevelopment may provide opportunities to create new permeable surfaces through new landscaping and use of porous pavements, potentially reducing the amount of runoff and associated pollutants. Development associated with the Draft General Plan would create additional sources of storm water, which could potentially alter existing drainages or contribute to flood risks. However, implementation of Draft General Plan policies and actions, along with mitigation measures identified in Section 4.5 of this EIR and implementation of Best Management Practices (BMPs) in accordance with the National Pollutant Discharge and Elimination System (NPDES) permit, would reduce impacts related to hydrology and water quality to a less-than-significant level. Because implementation of Draft General Plan policies and actions, EIR mitigation measures and BMPs would not result in creation of substantial new pollutant sources or increase storm water flows, the proposed project's cumulative contribution to increased stormwater runoff and downstream flooding is considered less than cumulatively considerable.

6.1.6 BIOLOGICAL RESOURCES

Biological resource impacts of the proposed project – including potential loss or degradation of special-status plants, loss of special-status wildlife species, loss of native and heritage trees, and loss and degradation of sensitive natural communities or federally protected wetlands – would all be reduced to less-than-significant levels through implementation of Draft General Plan policies and actions or following mitigation. Policies and actions in the Draft General Plan are designed to avoid or reduce biological impacts to less-than-significant levels with a range of conservation, restoration, and preservation strategies. Riparian areas along Cripple Creek and Arcade Creek, as well as Brooktree, Mariposa, and San Juan Creeks and a small portion of Coyle Creek, provide movement corridors and nesting habitat and foraging habitat for various types of wildlife, including special-status species. These riparian areas also contain most of the native plant species within the planning area. The City has committed to mitigation for loss of sensitive species in compliance with state and federal agency requirements, as described in the Natural Resources Element of the Draft General Plan, other elements that address biological resources, and Section 4.6 of this EIR.

Any loss of habitat or special-status species resulting from implementation of the Draft General Plan would have a minor contribution to the loss of species at the regional level. Past and present development in Sacramento

County and the Sacramento Valley- including historic and contemporary conversions of land for agricultural production and for urban and suburban development– has resulted in substantial conversions of native habitat to other uses. Although future projects would be expected to mitigate for impacts on threatened and endangered species and other sensitive biological resources that are provided with regulatory protections, many types of habitats and species are provided no protection, and it can be expected that a net loss of native habitat for plants and wildlife, agricultural lands, and open space areas that provide value to biological resources will continue.

Implementation of Draft General Plan policies and actions, along with mitigation measures identified in this EIR would reduce impacts related to wetlands and sensitive species and habitats to a less-than-significant level. Although all feasible mitigation for impacts to biological resources are imposed for the proposed project and project impacts would be less-than-significant, the project would still contribute to a net reduction in habitat. However, because there is little remaining habitat in the planning area, the project would make a less-than-cumulatively considerable contribution to a significant cumulative impact.

6.1.7 GEOLOGY, SOILS, AND MINERAL RESOURCES

Future land uses consistent with the Draft General Plan would expose additional people and structures to ground shaking, fault rupture, liquefaction, and earthquake-induced landslides as development occurs in hazard areas throughout the planning area. Future development may also be constrained by unstable soils, including expansive, collapsible, or unstable soils; landslides; and debris flows. However, implementation of state, federal, and local laws and regulations, along with policies and actions within the Draft General Plan, would reduce impacts related to soils, geology, and mineral resources to a less-than-significant level.

Geology and soil hazards are related to conditions and circumstances at specific, individual sites. Although cumulative development in the region may include numerous projects with geologic and soil impacts, these would affect each individual project, rather than resulting in an additive cumulative effect. Therefore, development of related projects and other development in the region are not considered to result in a cumulatively significant impact related to geology and soils. There is no significant cumulative impact.

Because the Draft General Plan would not result in a change in the availability of mineral resources, impacts to mineral resources are considered less than cumulatively considerable and less than significant.

6.1.8 AGRICULTURAL RESOURCES

Citrus Heights is approximately 98% built out, consisting primarily of developed suburban land, publicly-managed open spaces, and public land uses. Agricultural uses are limited to small-scale hobby farming and animal keeping on larger residential parcels, which are generally located in the more established residential neighborhoods in the north-central portion of the City. Areas surrounding the City are of a similar suburban character, with no major agricultural operations. The unincorporated communities of Orangevale to the east and Fair Oaks to the southeast contain older, more established rural residential neighborhoods that support similar small-scale hobby farming and animal keeping uses to the neighborhoods in the north-central portion of the City. The planning area does not contain any designated Important Farmlands, as defined by the Farmland Mapping and Monitoring Program (FMMP). The planning area does not contain any parcel protected by the Williamson Act.

In addition to the lack of farmland in and adjacent to the planning area, the Draft General Plan does not propose substantial land use changes in areas adjacent to areas containing small-scale hobby farming or animal keeping uses. Thus, the Draft General Plan would result in a less-than-cumulatively considerable contribution to this significant cumulative impact.

6.1.9 PUBLIC SERVICES

The geographic scope of cumulative public services impacts is generally limited to the jurisdiction under analysis. However, shortages of certain public services in one jurisdiction can lead to unanticipated demand for public services from nearby and regional service providers. The analysis in Section 4.9 of this Program EIR assesses the cumulative, long-term impacts of growth within the planning area on police protection, fire protection, schools, parks and recreational facilities. As concluded for each of these issue areas, impacts will be less than significant. Future growth within the planning area will increase demand for these services. To meet this increased demand, service providers will continue to evaluate their levels of service available and the funding sources available to meet increases in demand. Although the ability of local service providers to provide specific levels of service varies throughout the region, local planning to accommodate future growth, and compliance with policies and actions in the Draft General Plan would be considered less than cumulatively considerable and less than significant.

As has been previously noted in Section 4.9 of this Program EIR, the City currently maintains park standards that require 3.55 acres of designated parkland for each 1,000 residents. Future development would be required to pay parkland fees in proportion to the square footage of the development, and/or directly provide facilities as mitigation for these impacts. Payment of these fees and/or implementation of facilities on a project-by-project basis would offset cumulative parkland impacts by providing funding for new and/or renovated parks equipment and facilities. The City, the Sunrise Recreation and Park District (SRPD), and local school districts have historically enjoyed good working relationships and have cooperated on a number of joint-use, mutually beneficial projects in the past in which residents are able to use school facilities such as gymnasiums, play equipment, sports fields, swimming pools, and classrooms.

Furthermore, the Draft General Plan contains policies and actions that address potential impacts related to recreation. As such, cumulative impacts to recreation are considered less than cumulatively considerable and less than significant.

6.1.10 UTILITIES

The geographic scope of cumulative impacts related to utilities is generally limited to the jurisdiction under analysis. However, shortages of certain utilities and services in one jurisdiction can lead to unanticipated demand for utilities from nearby and regional service providers. Utilities within the planning area include wastewater, storm water drainage, water supply, and solid waste disposal and recycling. Implementation of the Draft General Plan would allow future land uses that could contribute to increased demand for these utilities. However, these uses have been anticipated by utility service providers. To meet this increased demand, service providers will continue to evaluate their levels of available service and the funding sources available to meet increases in demand. Although the ability of local service providers to provide specific levels of service varies throughout the region, local planning to accommodate future growth and compliance with policies and actions in the Draft General Plan would reduce cumulative impacts associated with the provision of services and utilities. Because the cumulative demand has been anticipated, cumulative impacts to utilities would be less than significant.

6.1.11 CULTURAL RESOURCES

Future land uses consistent with the Draft General Plan have potential to affect historical and archaeological resources and human remains. Historic resources could be affected by future development. Actions that could directly affect historical structures include demolition, seismic retrofitting, and accidents or vibration caused by nearby construction. There is also potential for unknown and previously undisturbed archaeological resources and human remains to be found within the planning area as redevelopment occurs through earthmoving or excavation. However, implementation of regulations, standards, and General Plan policies and actions identified in Section 4.11 of this EIR would reduce impacts related to cultural resources to a less-than-significant level. Future land uses will be reviewed by the City to identify potential impacts to cultural resources on a project-by-project basis.

If project-level impacts are identified, specific mitigation measures will be required. Thus, future land uses consistent with the Draft General Plan would result in a less-than-cumulatively considerable contribution to this cumulative impact.

6.1.12 AESTHETIC/VISUAL RESOURCES

Implementation of the Draft General Plan would result in some permanent changes in the planning area's overall visual character. Since the analysis of visual analysis is subjective, this EIR determined that any permanent change in visual character could be a potentially significant impact, and that future land uses that could occur with implementation of the Draft General Plan would be potentially significant unless mitigated. In addition, future land uses could potentially increase the amount of light and glare within the planning area. Implementation of policies and actions in the Draft General Plan would ensure that visual impacts are reduced to a less-than-significant level requiring projects to be visually consistent with the character of surrounding areas, promoting continuing improvements in visual quality, removing unattractive structures, and complying with light and glare regulations to reduce impacts. Additionally, future development projects will be reviewed by the City to identify potential impacts to visual resources on a project-by-project basis. If project-level impacts are identified, specific mitigation measures will be required. Thus, future land uses consistent with the Draft General Plan would result in a less than cumulatively considerable contribution to this cumulative impact.

6.1.13 ENERGY

Implementation of the Draft General Plan and GGRP, in conjunction with additional development in the Sacramento Metropolitan Utility District (SMUD) and Pacific Gas and Electric (PG&E) service areas, would contribute to cumulative increases in energy use. Although it is unknown at this time how SMUD and PG&E would accommodate the energy demand associated with implementation of the Draft General Plan, both utilities would install new distribution facilities as needed to serve buildout of the cumulative growth in accordance with California Public Utilities Commission (CPUC) rules. In addition, future development in the SMUD and PG&E service areas would increase residential, commercial, office, and other non-residential needs for electricity and natural gas. Development in previously undeveloped areas would require the extension of existing lines and/or new transmission facilities and substations which, for the purposes of this analysis, would be considered a potentially significant cumulative impact due to the potential environmental impacts associated with the installation of new facilities.

Although increased energy demand resulting from the Draft General Plan would translate into a very small portion of the environmental impacts associated with SMUD and PG&E power production and power purchasing, it is not possible to identify the exact power sources that will supply the planning area over the next 20 years or to quantify any resulting air pollutant or greenhouse gas (GHG) emissions associated with such supplies, as the mix of sources changes regularly based on a variety of factors. Furthermore, SMUD and PG&E would continue to use more renewable power sources in coming years in response regulation, including California's commitment to generate a third of its power from renewable sources by 2020. Moreover, any large scale new power sources constructed and operated in the future would be subject to environmental review and permitting requirements that, presumably, would reduce the severity of any potential environmental impacts associated with new energy generation. Despite the potentially significant impact within the larger (cumulative) geographic context, the contribution of the Draft General Plan would be considered less than cumulatively considerable in light of the small increment of increased demand and the energy efficiency measures established within the GGRP. Therefore, cumulative impacts related to requiring or resulting in the construction of new energy production and/or transmission facilities or expansion of existing facilities would be considered less than significant.

Due to recent implementation of AB 32 and Title 24 requirements, future development throughout California, including in the SMUD and PG&E service areas, is required to incorporate energy efficiency measures that reduce average demand per type of use. Therefore, all future development under the cumulative context would be

required to increase energy efficiency, and as such would not be considered to promote wasteful or inefficient energy use. Cumulative impacts related to wasteful or inefficient energy use would be less than significant.

6.1.14 GREENHOUSE GAS EMISSIONS

GHGs have the potential to adversely affect the environment since such emissions contribute, on a cumulative basis, to the significant cumulative impact of global climate change. It is unlikely that a single project or plan will contribute significantly to climate change; however, cumulative emissions from many projects could impact global GHG concentrations and the climate system. Given that GHGs persist for long periods of time in the atmosphere, even relatively small additions of GHGs to the environment should be evaluated for cumulative impacts. Small contributions to this cumulative impact (from which significant effects are occurring and are expected to worsen over time) may be potentially significant.

Construction related to the General Plan would result in increased generation of GHGs. Construction will be required to comply with all applicable rules and regulations enforced by the Sacramento Metropolitan Air Quality Management District (SMAQMD) and the California Air Resources Board (ARB) at the time development projects pursuant to the Draft General Plan are proposed. Therefore, this cumulative impact would be less than significant.

Operation of the General Plan over the long term would result in increased generation of GHGs. However, project-generated GHG emissions would not be anticipated to conflict with the goals of AB 32 based on compliance with the GGRP. New development accommodated under the Draft General Plan and GGRP would match efficiency levels required statewide to achieve California's 2020 GHG reduction targets. Therefore, this cumulative impact would be less than significant.

The Draft General Plan and GGRP would not conflict with any plans, policies or regulations related to GHG emissions. Emissions associated with development of individual projects within the planning area would be minimized with implementation of goals, policies and actions contained in the Draft General Plan, as well as the GHG reduction measures and actions included in the GGRP. Implementation of the Draft General Plan would not conflict with the AB 32 Scoping Plan, or any other plans, policies or regulations for the purpose of reducing GHG emissions. Therefore, this cumulative impact would be less than significant.

Climate change is expected to result in a variety of effects on the community, including reduced hydroelectric energy production, increased energy demand, and decreased water supply. Implementation of the goals, policies, and actions in the Draft General Plan and GHG reduction measures and actions in the GGRP would reduce the extent and severity climate change effects.

6.1.15 HAZARDS AND HAZARDOUS MATERIALS

Health and safety impacts associated with past or current land uses usually occur on a project-by-project basis, rather than cumulatively. Implementation of the Draft General Plan could result in hazards and hazardous materials impacts related to exposure to on-site hazardous materials during construction. Mitigation would be implemented to minimize the potential for exposure of people or the environment to hazardous materials encountered during construction. If hazardous materials are encountered, impacts would be localized and would not be expected to be additive to the impacts of other projects. Because hazards and hazardous materials impacts would occur on a project-specific basis rather than cumulatively, implementation of the Draft General Plan would not result in a cumulatively considerable contribution to a significant cumulative impact. The impact is less than significant.

6.2 GROWTH-INDUCING IMPACTS

Section 15126 of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project could directly or indirectly foster economic or population growth, or the construction of additional housing. Direct growth-inducing impacts are generally associated with the provision of urban services and the extension of infrastructure to an undeveloped area. The extension of services and facilities to an individual site can reduce development constraints for other nearby areas and can serve to induce further development in the vicinity. Indirect or secondary growth-inducing impacts consist of growth induced in the region by the additional demands for housing, employment, and goods and services associated with population increase caused by, or attracted to, new development.

The purpose of a general plan is to guide growth and development in a community. Accordingly, the general plan is premised on a certain amount of growth taking place. Sacramento County has experienced steadily increasing levels of growth for decades and this trend is expected to continue. The focus of the Draft General Plan, then, is to provide a framework in which the growth can be managed and to tailor it to suit the needs of the community and surrounding area. Future projects pursuant to the Draft General Plan would provide additional housing for all income levels, enhance community cohesion and identity, promote a more pedestrian-friendly environment, provide a safe and efficient local transportation system while also promoting alternative modes of transit, and manage limited natural resources for future generations. Implementation of the Draft General Plan would result in a more inclusive community, bring new employment opportunities to Citrus Heights, and foster a stable economic base. The Draft General Plan provides the necessary tools to accommodate future growth, provides direction for new development and redevelopment projects, and establishes the desired mix and relationship between land use types.

Overall, the planning area is mostly developed, with approximately 98% of the City built out. About 195 acres of vacant land are located throughout the City. Approximately 75% of this land is designated for residential use. Because of the largely built-out nature of the City, the Draft General Plan provides a policy foundation for a strong, livable city for existing and future residents, businesses, and visitors. The Draft General Plan anticipates that growth will occur in the region and supports a regional land use pattern that enables orderly growth. The Draft General Plan also contains policies that address the provision of sufficient services and infrastructure as growth occurs and to accommodate projected growth. Therefore, the Draft General Plan would not have growth inducing impacts or set any new precedent for growth.

6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126(f) of the CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes that would be involved in the proposed action should it be implemented. Development in accordance with Draft General Plan land use policies could result in the consumption of nonrenewable resources. This use would have an irreversible effect on such resources. The irreversible commitment of limited resources is inherent in any development project, or in the case of the Draft General Plan, cumulative development projects. Resources anticipated to be irreversibly committed over the life of the General Plan include, but are not limited to, lumber and other related forest products; sand, gravel, and concrete; petrochemicals; construction materials; steel, copper, lead, and other metals; and water. Future land uses consistent with the Draft General Plan represent a long-term commitment to the consumption of fossil fuel oil and natural gas. These increased energy demands relate to construction, lighting, heating, and cooling of residences and buildings, and transportation to and from the planning area. The commitment of resources would be a long-term obligation because once land is developed it is highly infeasible to revert such land uses to a less urban use or open space.

6.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS

According to Sections 15126.2(a) and 15126.2(b) of the CEQA Guidelines, an EIR shall identify and focus on the significant environmental effects of the proposed project, including effects that cannot be avoided if the proposed project is implemented.

This section describes significant environmental impacts, including impacts that are mitigated but would not be reduced to a less-than-significant level. With implementation of the Draft General Plan, significant effects related to air quality and transportation and mobility cannot be avoided. Individual impacts are discussed below.

6.4.1 AIR QUALITY

Although the Draft General Plan and GGRP policies, actions, and measures intend to reduce future air emissions in a manner consistent with the intention of air quality planning efforts, it cannot be demonstrated with certainty that implementation of the policies, measures, and plans would reduce air quality impacts enough to be below existing SMAQMD significance thresholds. Therefore, as a conservative approach, this impact is considered **significant and unavoidable**.

Long-term operational activities consistent with the Draft General Plan would result in emissions of Reactive Organic Gasses (ROG) and Nitrous Oxides (NO_x) that exceed SMAQMD's significance thresholds of 65 lb/day and result in emissions of Particulate Matter less than 10 microns in diameter (PM₁₀) that would contribute to Sacramento County's nonattainment status. Thus, operational emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations. As a result, this impact would remain **significant and unavoidable**.

With implementation of the Draft General Plan, proposed sensitive land uses and TAC sources would not be adequately sited to minimize exposure to substantial concentrations of TACs. While construction-related emissions would be short term in nature and comply with SMAQMD best management practices, the Roseville Railyard, a major source of operational emissions from stationary sources identified by ARB, is located within the planning area. Mobile sources of TAC emissions, including highway and rail traffic, are also located within the planning area along Interstate 80 and the Roseville Railyard. Implementation of the Draft General Plan policies and implementation strategies would have no effect on reducing these emissions. There is no feasible available mitigation the City can implement, either individually or in conjunction with other agencies, that would reduce this impact to a less-than-significant level during the timeframe of the Draft General Plan. This impact would remain **significant and unavoidable**.

6.4.2 TRANSPORTATION AND MOBILITY

Implementation of the Draft General Plan would result in roadway deficiencies in 2035 at several locations throughout Citrus Heights, as discussed in Section 4.2. Implementation of the transportation and mobility policies and actions of the Community Development Element of the Draft General Plan require new transportation funding mechanisms or programs that are not yet in place. The lack of sufficient funding could limit the City's ability to expand the existing transportation network and to comply with the Draft General Plan transportation policies in a timely manner. Developing adequate transportation funding to implement the Draft General Plan is always a significant challenge. The current economic recession and future economic cycles may increase the difficulty of overcoming this challenge and could contribute to a lag or delay in implementing Policy 29.7, which requires the City to develop a transportation financing program that will fully fund the planned expansion of the existing transportation network and comply with Policies 29.1 and 29.2. The City has limited options to eliminate or reduce this impact without creating other adverse economic effects. Delaying or denying development projects until such time as the City has a transportation finance program that complies with Policy 29.7 may help reduce this impact, but would also exacerbate the problem by preventing development (otherwise consistent with the Draft General Plan) that could generate new property or sales taxes. Therefore, a temporary, short-term transportation impact remains **significant and unavoidable**.

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