

RESOLUTION NO. 2024-07**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING AND ADOPTING A MITIGATION MONITORING PROGRAM, A MITIGATED NEGATIVE DECLARATION AND A TENTATIVE PARCEL MAP FOR 7828 OLD AUBURN ROAD PROJECT
FILE NO. PLN-23-16**

WHEREAS, the City received an application to subdivide assessor parcel number 224-0072-006 into four lots;

WHEREAS, due to the parcel's proximity to environmentally sensitive areas such as waterways, drainage areas and a riparian corridor, the City prepared an Initial Study for the proposed Project consistent with CEQA Guidelines 15162 and 15163 and determined that a Mitigated Negative Declaration (MND) was required in order to analyze the potential environmental impacts;

WHEREAS, An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Project and analyzed the potential for the Project to adversely affect the environment in the following areas: biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and utilities and service systems. The analysis found that with implementation of the mitigation measures identified in the MND and compliance with City programs and requirements, impacts would be reduced to a less than significant level and no significant or potentially significant impacts would remain.

WHEREAS, on July 18, 2024, the City's Notice of Intent to Adopt a Mitigated Negative Declaration based on the Initial Study was filed at the Sacramento County Clerk-Recorder's Office, providing the required 20-day comment.

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration and notice of Public Hearing before the City of Citrus Heights Planning Commission was published in the Citrus Heights Messenger and mailed to all property owners within 500 feet of the subject property;

WHEREAS, the hearing for the Project to be held on August 13, 2024, was continued to the Planning Commission Hearing held on September 24, 2024;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The foregoing recitals are true and correct and incorporated herein by reference as findings of the Planning Commission.
2. The Project is, for reasons discussed in the September 24, 2024 staff report, consistent with the General Plan and Zoning Code including the very-low land use designation and the RD2 zoning district.
3. Based on its review of the entire record herein, including the MND, the Initial Study, all supporting, referenced and incorporated documents and all comments received, the Planning Commission finds that there is no substantial evidence that the Project as mitigated will have a significant effect on the environment, that the MND reflects the City's independent

judgment and analysis, and that the MND, Initial Study and supporting documents provide an adequate description of the impacts of the Project and comply with CEQA.

- 4. Based on its review of the entire record herein, including the September 24, 2024 Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby adopts the Mitigated Negative Declaration (Exhibit B) and associated Mitigation Monitoring and Reporting Plan (exhibit C) prepared for the Project.

- 5. Based on its review of the entire record herein, including the September 24, 2024 Planning Commission staff report, all supporting, referenced, and incorporated documents, all comments received, and the Conditions of Approval (Exhibit A) the Planning Commission hereby approves the Tentative Parcel Map (File No. PLN-23-16) as conditioned.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 24th day of September 2024, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

ATTESTED

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Natalee Price, Chairperson	Stacy Hildebrand, Planning Commission Secretary

- Exhibit A: Conditions of Approval
- Exhibit B: Final Mitigated Negative Declaration
- Exhibit C: Mitigation Monitoring and Reporting Plan