

3 PROJECT DESCRIPTION

The following describes the proposed project that is the subject of analysis in this EIR – the *City of Citrus Heights General Plan (Draft General Plan)* and *Greenhouse Gas Reduction Plan (GGRP)*. The project hereafter will be referred to as the Draft General Plan and GGRP. This section describes the location, history, and objectives of the proposed project, the project itself and the relationship of the proposed project to related plans and regulations.

3.1 PROJECT LOCATION

As shown in Exhibit 3-1, Citrus Heights is located in northeast Sacramento County, just south of the Placer County line and lies 12 miles northeast of downtown Sacramento on Interstate 80 (I-80). Citrus Heights is adjacent to the City of Roseville and the Placer County boundary directly to the north, as well as the following unincorporated Sacramento County communities: Antelope and Foothill Farms to the west, Carmichael to the southwest, Fair Oaks to the south and southeast, and Orangevale to the east. The City of Folsom and Folsom Lake reservoir are located approximately six miles to the east. The City of Rancho Cordova is located approximately three miles to the south.

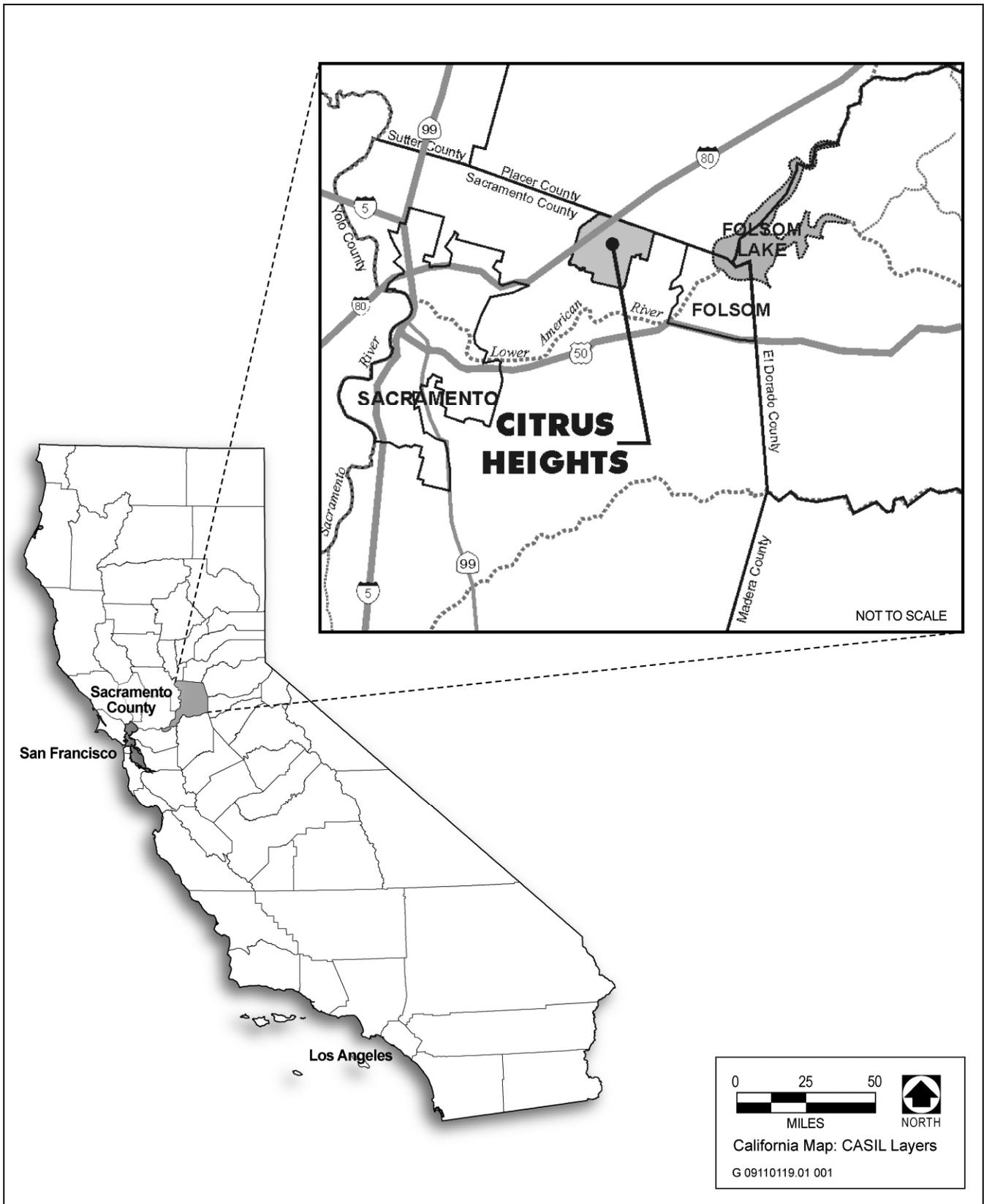
I-80 is a major east-west transportation corridor that crosses northern California, extending into Nevada and across the country to its eastern terminus in New Jersey. I-80 runs from southwest to northeast through the northwestern quadrant of Citrus Heights. The major east-west transportation corridors within Citrus Heights include Antelope Road, in the northern portion of the City; Greenback Lane, in the central area of the City; and Madison Avenue, located along the southern boundary of the City. Auburn Boulevard/Old Auburn Road make up another major local transportation corridor that run from the southwest to the northeast; Auburn Boulevard turns to run north into Roseville at its intersection with Sylvan Road, and Old Auburn Road continues northeast from that point. Sunrise Boulevard is the major north-south corridor, located in the eastern portion of the City.

Commercial development is largely concentrated in nodes along these major transportation corridors, with a high concentration of development at the intersections. The remainder of the City is dominated by residential uses, primarily low density, although some medium density residential uses are concentrated in areas near the commercial nodes along the major corridors. Some very low density rural residential uses can be found generally in the northeast quadrant of the City. High density residential uses are generally limited to areas surrounding Sunrise Mall at the intersection of Sunrise Boulevard and Greenback Lane, and along Sunrise Boulevard north of Old Auburn Road, although a few isolated high density developments can be found stretched out along segments of Greenback Lane and Auburn Boulevard.

The Union Pacific Railroad runs parallel to I-80 just outside the City's northwest boundary. This is also the location of the Roseville railyard, the major industrial use in the area. The railroad and the railyard are located outside of the existing City boundary, but are within the planning area.

The City also contains a number of public facilities, including schools, parks, and the City's government offices, which are scattered throughout Citrus Heights. The planning area contains a total of 13 public schools, 10 elementary schools (includes two K-8 schools), one middle school, and two high schools. There are also two charter schools authorized by the San Juan Unified School District (SJUSD) and 18 private schools. There is a total of 38 parks and open space sites, totaling 406 acres, spread throughout Citrus Heights. This includes approximately 268 acres of parkland, 207 acres of which is developed. All parklands are operated by the Sunrise Recreation and Park District (SRPD). Rusch Community Park is the largest and most prominent park within Citrus Heights, with nearly 50 acres, a community center, and many park amenities.

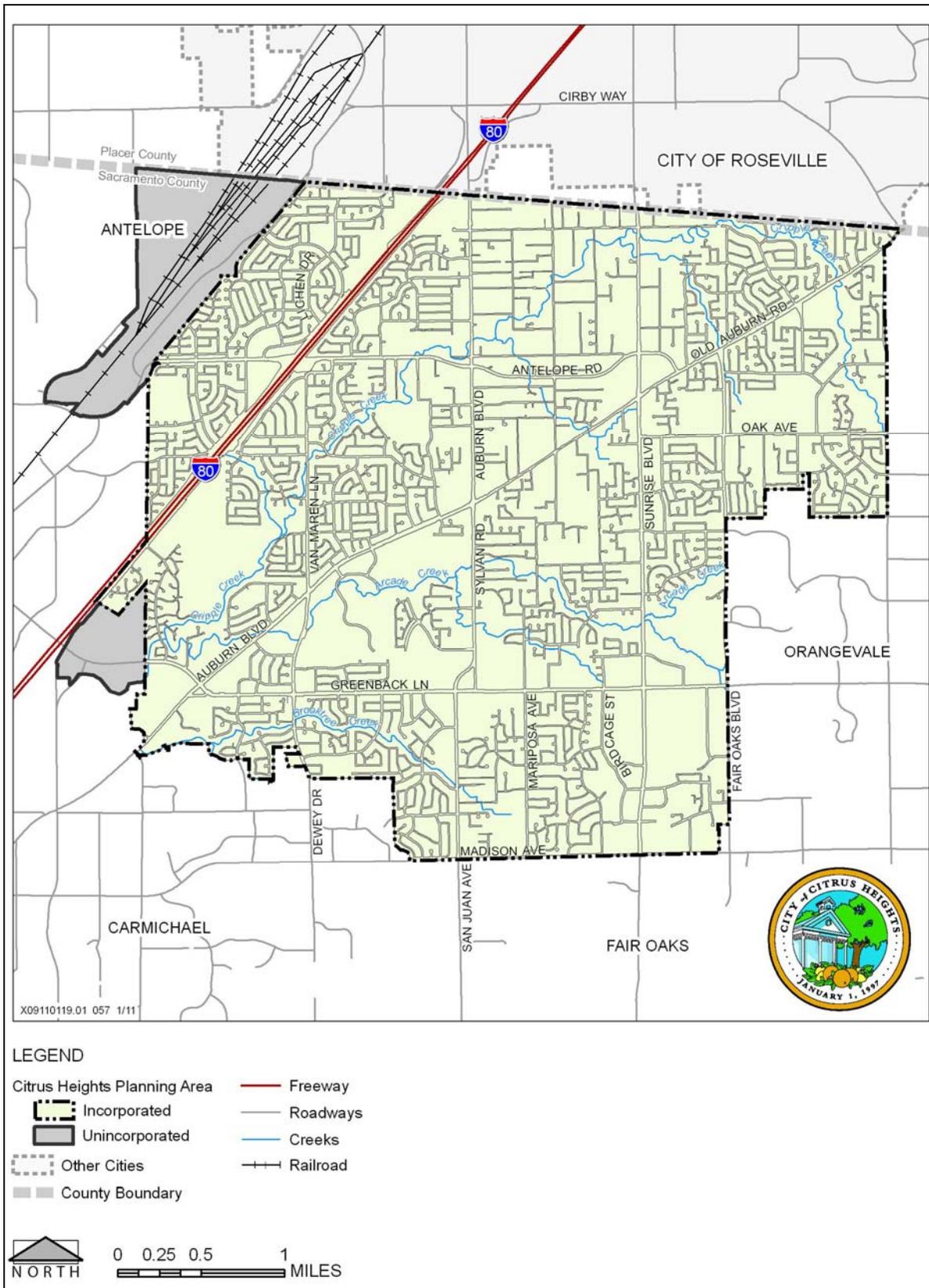
The planning area boundaries are shown in Exhibit 3-2. Overall, the planning area is mostly developed, with approximately 98% of the City being built out. There is a total of 195 acres of vacant land located throughout the City. Approximately 75% of this land is designated for residential use. Because of the largely built-out nature of



Source: City of Citrus Heights 2010, adapted by AECOM 2010

Local and Regional Vicinity

Exhibit 3-1



Source: City of Citrus Heights, 2010

General Plan Boundaries

Exhibit 3-2

the City, the Draft General Plan does not primarily focus on new growth and development. Rather, it provides the policy foundation for a strong, livable city for existing and future residents, businesses, and visitors.

3.2 PROJECT BACKGROUND

The City of Citrus Heights incorporated on January 1, 1997 and adopted its first General Plan in November 2000. During the first decade of the 21st century, the General Plan served the City well. Only a few minor amendments were made to the General Plan during this decade – they were primarily state-mandated housing element updates. During 2009, the City Council reflected on the General Plan and determined that most of the goals and policies still accurately represent the City’s vision. The City Council directed that a focused update to the General Plan should occur, focusing on three primary areas: sustainability, mobility/complete streets, and water quality/flooding. The resulting Draft General Plan and GGRP are the subject of this EIR.

3.3 PROJECT OBJECTIVES

An EIR must provide a statement of project objectives (CEQA Guidelines Section 15124). This statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the proposed project.

The project proposes to update the City’s existing General Plan elements and prepare a new GGRP that will implement the Draft General Plan. The overarching purpose of the updated plan is to provide policy guidelines for future development and conservation in the City of Citrus Heights and the planning area, while the GGRP is an implementing action of the Draft General Plan, which will locally help meet the State’s obligation to comply with Assembly Bill (AB) 32.

The General Plan is the City’s overarching policy and planning document. The General Plan indicates Citrus Heights’ long-range objectives for physical development and conservation within the City. The General Plan provides decision makers, City staff, property owners, interested property developers and builders, and the public-at-large with the City’s policy direction for managing land use change. The General Plan is comprehensive in scope, addressing land use, transportation, housing, conservation of resources, economic development, public facilities and infrastructure, public safety, and open space, among many other subjects.

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development (Government Code Section 65300). In order to successfully guide long-range development, the General Plan requires a complex set of analyses, comprehensive public outreach and input, and public policy for a vast range of topic areas. The General Plan has several basic functions:

- ▶ **A vision for the future.** The General Plan illustrates the community’s consensus vision for the type, amount, character, and location of development, as well as statements regarding the quality of life that should be provided locally.
- ▶ **Decision making guide.** The General Plan includes educational material and background information that provide a context for the policy guidance contained in the Plan. The General Plan provides continuity for guiding and influencing the many public and private decisions that together influence the community’s future, even as City leadership may change.
- ▶ **Legal requirement.** The General Plan has been prepared to fulfill the requirements of state law and guidelines adopted by the California Office of Planning and Research. State law not only requires adoption of the General Plan, but also that zoning, subdivision regulations, specific plans, capital improvement programs, and other local measures be consistent with the General Plan.

State law also specifies the content of general plans. Current law requires seven mandated elements:

- ▶ Land Use
- ▶ Circulation
- ▶ Housing
- ▶ Conservation
- ▶ Open Space
- ▶ Noise
- ▶ Safety

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. According to the Governor's Office of Planning and Research's (OPR) guidelines regarding general plans, topics from different elements may be combined, but all must be addressed within the general plan.

3.3.1 COMMUNITY VISION AND PLANNING PRINCIPLES

The Draft General Plan Vision Statement and Planning Principles are expressions of the public's broad, long-range view of the desired future for their community. The Vision Statement represents the public's expectations for themselves and future generations, with a focus on key issues for which there is consensus in the community. The Planning Principles present shared community values. These values guided the policy development in the Draft General Plan. Together, the Vision Statement and Planning Principles comprise the project objectives for this EIR.

3.3.2 VISION STATEMENT

Citrus Heights is a highly livable place that:

- ▶ Is safe because of excellent public services and controlled traffic;
- ▶ Has a strong sense of identity, character and pride;
- ▶ Offers ample business and job opportunities in attractive commercial areas; and
- ▶ Is supported by a strong and fiscally responsible City government.

3.3.3 PLANNING PRINCIPLES

- ▶ **Land Use** - Neighborhoods with high vacancies, poor maintenance and potential for crime should be targeted for improvements under a variety of programs and strategies. Future planning should continue to provide for a range of housing opportunities, without high-density projects dominating any neighborhood.
- ▶ **Economic Development** - Citrus Heights does not have the property tax base common in other cities and relies heavily on sales tax revenues. The City should pursue a strong economic development program that supports existing businesses and attracts new ones. Economic development and redevelopment strategies should target commercial corridors with vacant buildings and lots, inappropriate signage and poor property maintenance. The City should consider expanding its boundaries to include land suitable for job-creating uses such as offices and light industry.
- ▶ **Circulation-Mobility** - ~~Ever~~ Increasing traffic, much of it from outside the City, will exacerbate congestion on the City's major roadways and also result in cut-through travel through residential neighborhoods, higher vehicle speeds and increased noise levels. Solutions could include street improvements, fixed-route transit (i.e., connecting key commercial districts), and improved bicycle and pedestrian routes. Where appropriate, streets should be completed and connected. In the past, roadways were viewed primarily for automobile

travel. This viewpoint has evolved to one where roads are seen within a complete streets context, where the needs of all mobility types, users, and ability levels are equally important.

- ▶ **Natural Resources** - Creek corridors provide opportunities for new biking and walking trails for recreation and transportation, provided that private property rights are respected and safety and maintenance concerns are addressed. Natural habitat areas should be preserved, including creek corridors and oak woodlands. The City should plant and preserve trees where possible, and require trees and landscaping in new development. The City should promote a low-impact development approach to balance the needs of land development and stormwater management.
- ▶ **Historic Resources** - Though many historic landmarks are gone, the community can retain its sense of place by using historic names, installing plaques, preserving trees and other natural features, restoring and reusing noteworthy buildings, and creating a museum or other historic resource center. Development should respect and consider historic and archaeological resources, as well as the creeks and oak woodlands that originally attracted native peoples to the area.
- ▶ **Cultural Resources** - The City should support school district efforts to provide quality teaching, facilities and activities, and recreation and park district efforts to provide opportunities for residents to enjoy parks and participate in a wide range of sports, education and recreation programs. The community needs more and prominent social and civic gathering places. The City should promote activities such as farmers' markets, outdoor fairs, concerts, organized public art displays and private art and performance venues. The City should improve community gateways with landscaping, signage, trees and art.
- ▶ **Public Services** - The City should forge strong partnerships to provide high quality services to Citrus Heights residents. The City also should require new developments or annexations to pay their fair share toward maintaining current levels of service. Residents should be afforded all opportunities to participate in governance.
- ▶ **Sustainability** – The City should promote efforts to improve communitywide sustainability. Building design and construction should include energy conservation techniques that minimize energy consumption, aimed at a transition to clean, renewable energy sources. The City should implement measures to improve air quality and reduce greenhouse gas emissions.

3.4 PROJECT DESCRIPTION

The project to be analyzed in this EIR is a focused update of the Citrus Heights Draft General Plan in the areas of sustainability, mobility/complete streets, and water quality/flooding, along with a new GGRP. The Draft General Plan contains the goals and policies upon which the City Council and Planning Commission will base future land use decisions. The Draft General Plan identifies the types of land use change that will be allowed, the spatial relationships among land uses, and the general pattern of future development. The GGRP is described in more detail under “Greenhouse Gas Reduction Plan,” below.

State law requires that the General Plan address seven topics: land use, circulation, housing, conservation, open space, noise, and safety (Government Code Sections 65300 et seq.). These topics can be addressed in individual elements (chapters), or organized in a different way at the discretion of the jurisdiction. Jurisdictions are also free to adopt additional elements covering subjects of particular interest to that jurisdiction. The Citrus Heights Draft General Plan has been divided into three elements, which together address the seven mandated topics and several additional topics of interest to the City. Table 3-1 below shows how the mandatory and optional topics are addressed in the three elements of this General Plan.

Table 3-1 Citrus Heights General Plan Elements and State-Required Planning Topics		
Citrus Heights Plan Elements	Required Plan Topics	Issues Covered
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, transportation and mobility, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy, conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, climate change, services, parks and recreation, education, utilities

The Draft General Plan contains text discussing the community's goals, policies, and actions. It also includes policy diagrams illustrating the location of future land uses, circulation systems, and other features. Each element contains goals, policies, and implementing actions that embody the City's approach for achieving the community's vision for its future. Goals identify physical, economic, environmental and/or social ends that the community desires. Each goal is followed by one or more policies that establish directive statements stating the action(s) needed to achieve these goals. Policies are used to provide guidance to City decision makers and staff when taking action on development proposals and related community actions. Implementing actions are provided to show how the policies will be carried out.

GENERAL PLAN CONTENTS

The Draft General Plan is organized into three elements: Community Development, Resource Conservation and Community Health. Within these three elements are the seven required general plan elements as specified by state law (Government Code Section 65302) – the Community Development element addresses Land Use, Housing and Circulation; Resource Conservation element includes Conservation and Open Space; and the Community Health element covers Safety and Noise, as well as other Conservation topics (e.g., air quality and soils). The City has chosen to group topics differently than provided by state law, which is permitted by the California Government Code. The following is a brief description of the elements' contents and a general summary of the policy direction for each element.

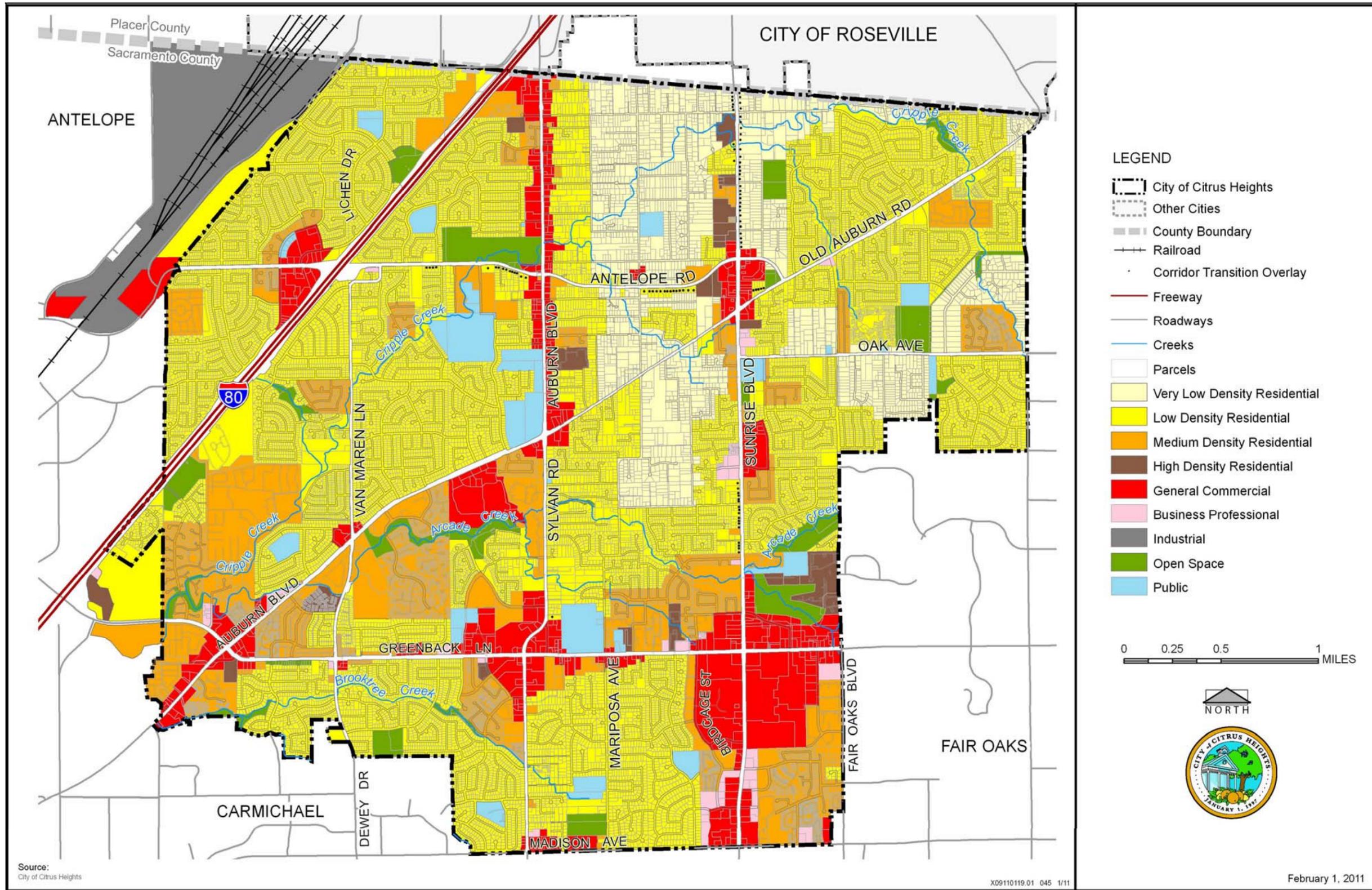
COMMUNITY DEVELOPMENT ELEMENT

The land use component serves as the backbone of the Draft General Plan, and is discussed in greater detail below. The character of Citrus Heights is strongly influenced by how it has developed and transitioned over time to accommodate new land use demand. At the same time, this element of the Draft General Plan focuses on the City's neighborhoods, commercial areas, corridors, Sunrise MarketPlace, gateways, public spaces, housing, economic development and circulation. It is comprehensive in its structure, striving for attractive and orderly physical form and appearance of the community.

The policies in this element are intended to preserve the unique character of the City and create a distinctive community identity, while preserving the features of areas that are still rural in character at the edge of an urbanized city. Through its neighborhood associations and local investment it seeks to maintain safe and high-quality neighborhoods. Another major area of focus of this element is a policy direction that forms partnerships with the private sector, seeking to maintain and enhance the quality of its businesses and retain a healthy employment sector. Business activity makes up a significant part of the City's fabric and generates substantial revenue to help keep the City healthy. Tying these together is the City's plan to design, construct and manage a Complete Streets transportation network that accommodates the needs of all mobility types, users and ability levels.

Determining the future location, type, and intensity of new development and reuse projects, and establishing the desired mix and relationship between such projects are key objectives of this Element. Exhibit 3-3 depicts the land use diagram (Note: no changes to planned land uses are proposed). The Draft General Plan establishes land use designations to identify the types and nature of development permitted, providing a mix of land uses, a suitable inventory of housing for a range of income groups, a robust commercial and employment base, sufficient open space and recreational opportunities, adequate public facilities and services, and high-quality lifestyles for both residents and visitors to enjoy. The plan establishes nine residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the planning area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. Table 3-2 summarizes the standards for each land use designation.

Table 3-2 Land Use Designations					
General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/ Household***	Maximum FAR	Assumed Avg. Employees Per Acre****
Very Low Density Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.55	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7 SPA	1-8	2.55	0.4	
Medium Density Residential	RD-10, RD-15, RD-20, MH (Mobile Home), SPA	9-20	2.55	0.5	
High Density Residential	RD-30, SPA	21-30	2.55	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	1-20	2.55	0.6	48
Business Professional	BP (Business Professional) SPA (Special Planning Area)			0.5	87
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	27
Open Space	CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)			0.1	
Public	RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)			0.5	
Corridor Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.55	0.5	
Notes:					
* Special Planning Areas (SPAs) are consistent with all General Plan Designations					
** Not to exceed density of underlying designations					
*** Derived from DOF					
**** Derived from SACOG					



Land Use Diagram

Exhibit 3-3

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The floor-to-area ratio (FAR) for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for residential and nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

Corridor Transition Overlay

The Corridor Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Corridor Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Code section (CHMC 106.28.040) is designed to encourage the use of the Corridor Transition Overlay designation.

RESOURCE CONSERVATION

Citrus Heights' natural resources and open space are important to the heritage, identity, and quality of life in the community. This element of the Draft General Plan addresses biological resources, open space, energy conservation and cultural resources. Its focus is on the protection and enhancement of these limited resources.

Citrus Heights' residents assign high priority to protecting the valuable natural features that remain in the City. Its oak trees, wildlife habitat, creeks and riparian areas serve as visual resources and key departures from the urban character of a city that is largely built out. The Draft General Plan recognizes the need to balance growth with the conservation and enhancement of the area's natural resources.

The Draft General Plan policies extend well beyond the natural environment, however. They focus on the citizens who enjoy life within the context of the City's rich social, architectural and agricultural history. Promoting appreciation and awareness of Citrus Heights' history, coupled with the plan's efforts to encourage public involvement in City decision-making processes, is a key to the success of a thriving city and ensuring an example is set for the City's youth – the future leaders of the community.

COMMUNITY HEALTH

The health of Citrus Heights and its residents is vital to the City's growth and quality of life. The Community Health element of the Draft General Plan addresses community health issues, including flood protection, seismic activity, hazardous materials emergencies, air quality, climate change, and noise. This EIR assesses the element's policies and programs' ability to maintain a healthy and safe physical environment and to ensure community health is sustained through access to high-quality public services.

Since the City is situated within several drainage basins that include Arcade and Cripple Creeks and their tributaries, which can be quickly overtapped during severe storm run-off events, the City places a high priority on preventing flood damage and protecting citizens and property from damaging effects resulting from storm drainage. Its policies and programs look to natural means and Best Management Practices to improve the health of the watershed and minimize flooding in and around the City.

The City also seeks to protect the public from risks by reducing the potential for incidence or damage in the event of hazardous materials accidents or spills. While the use and transport of hazardous materials is highly regulated, Draft General Plan policies seek to ensure that the appropriate agencies are adequately prepared to deal with any emergency and that the public is protected as much as possible. This includes establishing appropriate evacuation routes, working closely with Union Pacific Railroad to establish early notification to businesses and residences in the event of a spill, and monitoring environmental compliance by waste haulers.

Citrus Heights is located in the Sacramento Valley Air Basin (SVAB), in which air quality does not meet some State and federal health standards. Air quality is a regional issue, and Citrus Heights has a role in improving the region's air quality. This includes improving regional air quality by encouraging land use patterns that reduce the length and number of automobile trips and promoting the use of alternative forms of transportation.

Climate change is a global problem; however, all jurisdictions have a role to be part of the solution. Citrus Heights is committed to doing its part in reducing the impacts of greenhouse gas (GHG) emissions and increasing community-wide sustainability. This includes promoting good air quality, health, and quality of life within the City, as well as implementing other parts of the General Plan concerning land use, transportation, energy and water conservation, waste reduction and green infrastructure.

The City often receives complaints regarding noise from stationary sources, especially in areas where residential neighborhoods are located in close proximity to commercial operations. Sound walls have been constructed to block noise generated along the City's major arterials. Draft General Plan policies and programs to protect residents from the harmful and annoying effects of exposure to excessive noise include utilizing noise-reduction techniques as part of project design and construction, and use of building materials to reduce noise intrusion into residences.

3.4.1 GREENHOUSE GAS REDUCTION PLAN

A major component of the proposed project is the GGRP, which the City is adopting as an implementing action for the Draft General Plan to meet the goals and implement the policies set forth in the Community Health Element. The GGRP describes measures intended to reduce greenhouse gas (GHG) emissions within City operations and the community at-large. The City's approach to addressing GHG emission reductions includes:

- ▶ completing a baseline GHG emissions inventory and projecting future emissions;
- ▶ identifying a communitywide GHG reduction target;
- ▶ preparing a GHG reduction plan to identify strategies and measures to meet the reduction target;
- ▶ identifying targets and reduction strategies in the Draft General Plan and evaluating the environmental impacts of the GGRP in the General Plan EIR; and
- ▶ monitoring effectiveness of reduction measures and adapting the plan to changing conditions.

The baseline inventory in the GGRP indicated that the Citrus Heights community released 543,727 metric tons of carbon dioxide equivalent (MT CO_{2e}) emissions in 2005. On February 17, 2010, the Citrus Heights City Council recommended a provisional communitywide reduction target of 10% to 15% below 2005 baseline emission levels by 2020. The GGRP recommends communitywide strategies and measures that can collectively reduce GHG emissions by approximately 87,267 MT CO_{2e} emissions per year (equivalent to a 13.7% reduction below 2005 levels) and achieve the City's adopted emission reduction target. Combined with statewide reductions anticipated with implementation of the Low Carbon Fuel Standard and AB 1493 in Citrus Heights, the GGRP measures have potential to reduce GHG emissions by approximately 145,677 MT CO_{2e} (equivalent to a 24.5% reduction below 2005 levels).

GHG reduction measures in the GGRP are grouped within eight strategy areas – community leadership and engagement, land use and community design, transportation and connectivity, energy efficiency and conservation, water efficiency and conservation, waste reduction, green infrastructure, and public health and safety. The GHG reduction measures were developed (a) by evaluating existing community conditions, (b) by identifying emissions reduction opportunities within the City, (c) by reviewing best practices from other jurisdictions and organizations, (d) through community participation in development of the plan, and (e) by incorporating state and regional laws,

guidelines, and recommendations. The recommended GGRP measures are grounded in actions directly influenced by the City and rely on community participation.

The GGRP includes two types of measures: *primary* and *supporting* measures. *Primary* measures generate directly attributable GHG reductions based on current technology, empirical studies and available data. The GGRP recommends 19 primary measures that collectively meet the City’s target of 10 to 15% below 2005 levels. A number of supporting measures were also included. These measures are not quantifiable at this time, but they facilitate and support the reduction potential of the primary measures. Below is the estimated reduction potential of the recommended primary measures in the GGRP:

- ▶ Transportation and Connectivity – 19,760 MT CO₂e/ year (6 primary measures)
- ▶ Energy Efficiency and Conservation – 43,857 MT CO₂e/ year (10 primary measures)
- ▶ Water Efficiency and Conservation – 4,030 MT CO₂e/ year (1 primary measure)
- ▶ Waste Reduction – 18,880 MT CO₂e/ year (1 primary measure)
- ▶ Green infrastructure, Public Health and Safety – 740 MT CO₂e/ year (1 primary measure)

3.5 GENERAL PLAN BACKGROUND REPORT

During initiation of the Draft General Plan, the City collected background information and prepared a background report for each topic covered in the Draft General Plan. The background report addresses:

- ▶ Population and Housing
- ▶ Circulation
- ▶ Natural Resources
- ▶ Air Quality
- ▶ Climate Change
- ▶ Historical and Cultural Resources
- ▶ Community Services and Facilities
- ▶ Land Use
- ▶ Safety and Noise

Much of the information contained in the Background Report has been incorporated within this EIR in the Regulatory Setting and Environmental Setting portions of each environmental topic section.

3.6 POPULATION, HOUSING, AND DEVELOPMENT ESTIMATES

Implementation of the Draft General Plan would result in increased population, housing units, and commercial and industrial square footage within the planning area.

The population, housing and development estimates used in this EIR are based on the assumption that all developable property will be developed by 2035. These assumptions can be considered “maximum reasonable case” assumptions in terms of total development, since it is unlikely that all developable property will be fully developed in 2035, as assumed for the purposes of this analysis.

Residential development projections (total dwelling units) were determined by assuming that all developable residential land would be developed with the maximum dwelling units allowed under the applicable land use designations in the Draft General Plan.

Commercial and industrial development (total square footage) was estimated by assuming that all developable land would be developed at the maximum floor area ratio allowed under the applicable land use designations in the Draft General Plan. Roads, rights-of-way, and other constraints to maximum development were not

considered in the estimation of commercial and industrial square footage. Therefore, the estimate of commercial and industrial square footage used for analysis purposes throughout the EIR is considered to be conservative.

The development that actually occurs in the planning area is influenced by the physical characteristics of a parcel, access and infrastructure issues, and compatibility considerations, among other factors. Based on market factors and past development trends in the City, actual development intensities are expected to be lower than the maximum allowed by the proposed land use designations. Nevertheless, buildout of the Draft General Plan by 2035 is analyzed throughout the EIR. Implementation of the Draft General Plan could result in:

- ▶ the construction of up to 3,557 additional housing units,
- ▶ total population of up to 100,480 (net increase of 15,880 people),
- ▶ the addition of up to 2.95 million non-residential square feet of commercial and industrial development,
- ▶ a total employment workforce of 31,970 (net increase of 6,580 new jobs), and
- ▶ parks, schools, open space for conservation, buffering and drainage, recreation, and other land uses.

3.7 RELATIONSHIP TO AREA AND REGIONAL PLANS

The Draft General Plan has taken into consideration the City of Roseville General Plan and the current Sacramento County General Plan, as well as the information which has been developed during the Sacramento County General Plan update, which is currently underway. The County's existing land use diagram generally shows residential, rural residential, and industrial uses in the unincorporated areas within the planning area.

3.7.1 FEDERAL GOVERNMENT

Although no federal plans directly control local land use policies, a number of federal laws have significant impacts on land use decisions at the municipal and private levels. Examples of such regulations include the Endangered Species Act, Section 404 of the Clean Water Act, and in the case of federally funded transportation and infrastructure projects, the National Environmental Policy Act. Numerous agencies have jurisdiction and exert influence on local land use processes.

3.7.2 REGIONAL GOVERNMENT

A variety of state regulations are implemented through the regional planning and regulatory bodies. These include the Air Quality Management Plan (AQMP) prepared by the Sacramento Metropolitan Air Quality Management District (SMAQMD), the Basin Plan for the Sacramento River and San Joaquin River Basins (Basin Plan) prepared by the Central Valley Regional Water Quality Control Board (CVRWQCB), and the Preferred Blueprint Scenario and Metropolitan Transportation Plan (MTP) prepared by the Sacramento Area Council of Governments (SACOG), which also has authority for the distribution of regional housing targets.

3.7.3 RELATIONSHIP TO LAFCO POLICY

One additional quasi-regional agency has influence on the City's land use decisions. The Sacramento County Local Agency Formation Commission (LAFCO) reviews and evaluates all proposals for the formation of special districts, incorporation of cities, annexation to special districts or cities and consolidation or merger of districts with cities.

As part of the General Plan update process, it is typical for cities to assess any changes to the SOI and land use designations required to meet the community's vision for the future. The City of Citrus Heights' SOI is coterminous with the City limits. No changes to the City's SOI are proposed as part of the Draft General Plan.

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