



Notice of Availability
of an Environmental Impact Report for the Mitchell Farms Subdivision

NOTICE IS HEREBY GIVEN that the City of Citrus Heights has prepared a Draft Environmental Impact Report (EIR) for the proposed Mitchell Farms Subdivision, pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines. The Draft EIR and its technical studies are available for a 45-day public review and comment period from March 21, 2018 through May 7, 2018. The Citrus Heights Planning Commission will receive comments on the Draft EIR at their regularly scheduled meeting on April 25, 2018, at 7PM at the City of Citrus Heights City Hall Council Chambers.

State Clearinghouse Number: 2107062078

Project Location: The approximately 56-acre project site is generally located north of Arcadia Drive and Greenback Lane between Fair Oaks Boulevard on the east and Sunrise Boulevard on the west in Citrus Heights. The assessor's parcel numbers (APNs) for the project site include 243-0070-029, and -030; 243-0082-001, -002, -019, -021, -023, and -037; and 243-0480-004, -005, -013, -014, -015, -016, -019, -020, -021, -025, -033, and a portion of -034. The site is not included on any lists of hazardous waste sites.

Project Description: The proposed project would include a mix of residential uses with a total of 260 single-family residential dwelling units located on approximately 32 acres with an average density of 8.1 dwelling units per acre and would accommodate approximately 663 residents. The project would consist of five villages along the periphery of the site with a mix of three different housing types: 110 paseo units (alley-loaded single-family units), 72 patio units (groups of 2 to 8 single-family units accessed from a central alley), and 78 traditional housing units. The remaining 23 acres in the central portion of the site, including the creek corridor, would be devoted to recreational areas and open space uses including a trail system.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics. The EIR finds that with implementation of mitigation measures included in the EIR, all of the project's impacts would be reduced to less-than-significant levels.

- Land Use
- Population and Housing
- Biological Resources
- Visual Resources
- Transportation and Traffic
- Noise
- Air Quality
- Greenhouse Gases
- Hydrology and Water Quality
- Public Services and Utilities
- Hazards and Hazardous Materials
- Tribal Cultural Resources

Reviewing Locations: Copies of the Draft EIR are available for review at the City of Citrus Heights City Hall at 6360 Fountain Square Drive and at the Sylvan Oaks Library at 6700 Auburn Boulevard, in Citrus Heights.

The Draft EIR can also be accessed on the City of Citrus Heights's website at:
<http://www.citrusheights.net/914/Mitchell-Farms-Subdivision>

Submitting Written Comments: Written comments on the Draft EIR and technical studies must be received no later than 5:00 pm on May 7, 2018. Submit written comments to:

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