



# Community Profile

The City of Citrus Heights incorporated on January 1, 1997. Although it may seem as if the City of Citrus Heights is relatively young after celebrating its first decade, the Citrus Heights area has a deep-rooted history dating back to the late 1800s and the Gold Rush days.

Citrus Heights, with a population of 88,115 (Department of Finance) is a unique established community in Sacramento County. Conveniently located between downtown Sacramento and Roseville, Citrus Heights is an easy commute to nearly all major employment zones in greater Sacramento, including Rancho Cordova, Folsom, Natomas, and South Placer County.

The City of Citrus Heights has established itself as an important suburb in the Sacramento region with its solid base of small businesses, retail chains, and food service establishments. With an ongoing commitment to providing high-quality, economical, responsive services to the local community, the City of Citrus Heights is well-positioned for future commercial redevelopment, neighborhood enhancements, and positive changes.

The Citrus Heights community is family friendly with great schools, beautiful parks, a wide offering of youth programs and many community events, in addition to lots of nearby shops and restaurants. Citrus Heights is definitely a great place to live, work and play!

## Transportation/Access

Citrus Heights is centrally located between the region's major freeways and highways. Interstate 80, Interstate 5, U.S. Highway 50, and U.S. Highway 99 are all located from three to 11 miles from the city. The Sacramento International Airport is located approximately 20 miles from the city, while rail transportation (Amtrak) is accessible in Roseville (about 10 miles from the city). Public transportation is readily available throughout the city.

## Education

Citrus Heights is primarily served by the San Juan Unified School District. San Juan is the ninth largest school district in California and serves a 75-square mile area in northeast Sacramento County, including Citrus Heights. Within the City of Citrus Heights there are ten elementary schools, one middle school, and two high schools. These schools serve over 12,000 students from the City of Citrus Heights. San Juan Unified School District also offers other educational schools and programs such as a special education centers, adult schools, adult handicapped schools, preschool, and before and after-school programs. Universities and colleges that serve the area

include: University of California, Davis; California State University, Sacramento; American River College; Sierra College; McGeorge School of Law; Lincoln Law School; Golden Gate University; University of Phoenix; and National University.

### **Police Department**

The City of Citrus Heights employs its own Police Department led by Chief Christopher Boyd. The Department is dedicated to making a difference in Citrus Heights by reducing crime and increasing customer service.

### **Fire Department**

All fire protection services for Citrus Heights residents and businesses are provided by the Sacramento Metro Fire District.

### **Income**

Citrus Heights is characterized as a middle-income suburban community with a median income of \$54,641 for all family sizes.

### **Proximity to Markets**

Within five miles of Citrus Heights, is a population of more than 380,000 people including 148,000 households. Citrus Heights is part of the overall Sacramento Metropolitan area.

### **Housing Units**

Within the city limits are 34,229 housing units. 65% of the city's housing units are primarily single-family units. Last year, there were 1,461 homes sold in Citrus Heights with the average sales price across both zip codes resulting at \$183,542. (Source for sales data was Sacramento Bee). Citrus Heights provides an affordable living environment with quality services, central within the Sacramento region.

### **Climate**

Citrus Heights has a climate that is characterized by mild winters and warm, dry summers. The area usually has low humidity. Light rain tends to occur between December and February. Average daily high temperatures range from 53° in December and January to 95° in July. Average daily low temperatures range from 38° in the winter to 58° during the summer months. The average year has 73 days with a high over 90°, with the highest temperature on record being 114° on July 17, 1925, and 18 days when the low drops below 32°, with the coldest one

day record being December 11, 1932, at 17°. Typically, Citrus Heights enjoys 268 sunny days throughout the year.

Average yearly precipitation is 22.7 inches, with almost no rain during the summer months, to an average rainfall of 3.7 inches in January. On average, 96 days in the year have fog, mostly in the morning, primarily in December and January.

### **Getting Away**

Citrus Heights offers residents close proximity to the legendary recreation and leisure centers of Lake Tahoe, the Napa Valley wine country, national parks and seashores. Additionally, Citrus Heights is located near the major metropolitan area of Sacramento and within a two-hour drive of San Francisco. Many residents enjoy basking in the sun while rafting down the Sacramento River, or perhaps lounging on the shores of Folsom Lake – two of the many venues located within a 15-minute drive from Citrus Heights.

### **Businesses & Shopping**

Citrus Heights is home to a bustling retail and service industry. Sunrise Mall, has over 100 stores, including major department and specialty stores (Macy's, Sears, JC Penney's, etc.), is located in the center of the city, along with the Sunrise MarketPlace – a growing retail community offering a wide variety of retail, dining, and service establishments (Barnes & Noble, Target, Best Buy, Lowe's Home Improvement, etc.). Citrus Heights also features major discount retail stores such as Costco, Sam's Club, and Wal-Mart.

### **Parks and Recreation Programs**

Citrus Heights features numerous parks and playgrounds which make it an ideal place to spend time with your family. Many recreational activities and programs are offered through the Sunrise Recreation and Park District. In addition, the City of Citrus Heights sponsors many free public events throughout the year.

### **Demographics**

In-depth census and demographic information on Citrus Heights can be found by visiting the US Census Bureau's American Factfinder Web site. Information provided includes census definitions and thematic maps. Below is helpful information on navigating the US Census American Factfinder Web site.

Go to the US Census Bureau's "American FactFinder" Web site.

Click on "FACT SHEET" in the left hand column.

At the top of the page in the area labeled "Fast Access to Information" enter " Citrus Heights " in the "city or town" box and select " California " in the "state" box.

Click "GO."

Demographic estimates and projections can be found on the Projections and estimates from Sacramento Area Council of Governments SACOG Web site in the SACOG Information Center. This includes census maps that can be downloaded.

The California Finance Department also produces estimates and projections on population. Refer to the "Reports and Research Papers".

Lat/Long/Altitude

Lat: 38.67995 (N 38°40.797') (N 38°40'47.8") (WGS 84 datum) Lon:-121.29892 (W121°17.935') (W121°17'56.1") (Determined by GPS site visit.)

Altitude: 141 feet

Sources:

2000 US Decennial Census; Sacramento Bee, 2010; DQNews.com; State of California; Department of Finance, 2010; and Sperling's [www.bestplaces.net](http://www.bestplaces.net) Web site.