

## Attachment 9 – Sunrise Vista Apartments Class 32 Categorical Exemption Analysis

CEQA Guidelines Section 15332 identifies the Class 32 categorical exemption for projects characterized as in-fill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

### **Part 1: Qualifications**

The proposed project meets the following thresholds:

**(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The subject parcel has a General Plan land use designation of General Commercial and is zoned LC (Limited Commercial), which allows for the development and operation of a multi-family residential complex with approval of a Design Review Permit. The project conforms to General Plan policies and zoning regulations.

**(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the city limits, is less than 5 acres in size (1.38 acres) and is surrounded on all sides by urban uses, namely commercial and residential development.

**(c) The project site has no value as habitat for endangered, rare or threatened species.**

The project site is located on a vacant field that is maintained regularly and surrounded by heavily trafficked commercial uses to north, west, and south, as well as a multi-family apartment complex to the east, so there is limited value for habitat and is not known to provide habitat for endangered, rare, or threatened species. As part of the City's standard procedures, the project will be required to conduct pre-construction surveys for nesting birds as required by the General Plan Mitigation, Monitoring, and Reporting Program.

**(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

Noise: An Acoustical Analysis (Attachment 7) was prepared for the project. As described in the General Plan, most Citrus Heights neighborhoods experience average daily noise levels between 55 dB and 65 dB, with higher levels near the freeway, major arterials, and Roseville Railyards. These noise levels are not unusual for urban communities. During operation of the project, the apartment complex would generate noise through primarily through deliveries and trash collection, increased vehicle traffic on surrounding streets, HVAC equipment and residents using the pool and common outdoor recreation areas. The acoustical analysis was prepared to determine consistency with General Plan and municipal code requirements. This analysis determined that the proposed project would not substantially exceed existing noise levels in the neighborhood and would be consistent with the normally acceptable noise levels, required by General Plan policies and the Citrus Heights Noise Ordinance.

Construction Equipment would include tractors, loaders, a backhoe and forklifts. No pile driving is proposed. Noise generated during excavation, grading, site preparation, and building erection on the project site would result in potential noise impacts on off-site uses. Existing receptors in the vicinity, such as the adjacent residential uses would be subject to short-term noise generated by construction equipment and activities on the project site. These temporary impacts are not anticipated to create significant effects. All construction equipment must comply with the Citrus Heights Municipal Code related to noise generation and work hours.

Traffic: The project site is accessible by multiple modes of transportation. Vehicle access is available by Sunrise Vista Drive. Pedestrian and bicycle access is proposed to serve the site.

The conditions of approval and Project Description include a variety of improvements to ensure adequate site access and operations of surrounding roadways. This includes public improvements along the Sunrise Vista Drive frontage. Operational restrictions, requirements, monitoring, and performance standards are identified and required to ensure ongoing compliance with City standards.

A Transportation Impact Study (Attachment 6) confirmed the proposed improvements will adhere to all General Plan and Transportation Impact Study guidelines. The project will include implementation of a construction management plan to manage truck routes, construction vehicle circulation and parking, and potential sidewalk closures. With implementation of the construction management plan over the construction period, traffic impacts during construction are not anticipated to have significant effects.

Air Quality: Air quality impacts due to the project would be in the form of vehicle emissions during operation of the project, fugitive dust, odors, and construction equipment emissions during construction of the project, and operational emissions.

Mobile source emissions would result from vehicle trips associated with the twenty-seven additional housing units and vehicle miles traveled by those households. Vehicular traffic associated with the proposed project would emit carbon monoxide (CO) into the air along roadway segments and near intersections. Given the availability of alternative modes of transportation and goods and services in the vicinity of the project site, this increase in emissions would be negligible. Moreover, these potential impacts were already anticipated by and accounted for in the General Plan and General Plan EIR. The implementation of the proposed project would not result in any new sources of Toxic Air Contaminants (TACs), and the project would not be located near any existing major sources of TACs.

During construction, various diesel powered vehicles that would be used would create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the construction area. Construction activities cause combustion emissions from utility engines, heavy-duty construction vehicles, equipment hauling materials to and from construction sites and motor vehicles transporting construction crews. The use of construction equipment results in localized exhaust emissions. As part of the conditions of approval and standard Building Code requirements, the City would require conformance with Sacramento Air Quality Management District requirements for demolition and construction to reduce particulate matter and diesel emissions.

Operational Emissions from the apartment complex are below the threshold established by the Sacramento Air Quality Management District (under 85 dwelling units), so no operational air quality impacts will result.

Water Quality: The quality of surface water and groundwater in the vicinity of the project site is affected by past and current land uses at the site and within the watershed, as well as the composition of

geologic materials in the vicinity. Stormwater would be managed by directing runoff from the roofs, sidewalks, and driveways, into vegetative areas, including Bio-Infiltration Basins. The project will include connection to an existing stormdrain system located within the adjacent Sunrise Mall property to the west of the project site. The project is required to comply with best management practices to reduce stormwater runoff impacts during construction of the project.

**(e) The site can be adequately served by all required utilities and public services.**

The project is situated in an urban area already served by all necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public services (i.e., fire, police, schools). Moreover, the anticipated development at the site is consistent within with the growth anticipated in the General Plan.

**Part 2: Exceptions**

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

**(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6 or 11. Since the project qualifies as a Class 32 Urban Infill exemption, this criterion is not applicable. The project is located within an urban developed area and is not located within a sensitive environment. However, environmental resources of hazardous or critical concern that are designated in the vicinity of the project site are evaluated under item (e) regarding Hazardous Materials, below.

**(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The effects of the project would generally be beneficial, since the project helps to fulfill the vision of the General Plan to increase housing opportunities within the community. Potential construction impacts would be temporary and confined to the vicinity of the project; moreover, potential impacts would be subject to local, regional, and State regulations to reduce effects during construction. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

**(c) Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

No unusual circumstances have been identified for the site.

**(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

No Scenic Highway are located within the City of Citrus Heights.

**(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The project site is not known to contain hazardous materials and is not on the Cortese list.

According to the Envirostor (Department of Toxic Substances Control), there are no hazardous materials or sites within 500' of the site.

**(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

The project site has not been listed in, or determined to be eligible for listing in, the National Register of Historic Places or California Register of Historical Resources. Therefore, the project would not cause a substantial adverse change in significance of a historical resource.