

RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE SYLVAN CORNERS PROJECT LOCATED AT 7137 AUBURN BOULEVARD

WHEREAS, Woodside Homes submitted an application for approval of:

1. A General Plan Amendment to modify the land use designation from Public to Medium Density Residential as shown in Exhibit A;
2. A Tentative Subdivision Map for the division of the property to accommodate 94 lots for homes and 6 open space lots;
3. A Design Review Permit for the construction of a 94 lot subdivision and open space areas featuring a passive recreation area and a detention basin with connections to the adjacent school and Sylvan Plaza; and
4. A Tree Permit for the removal of certain trees and encroachment within the dripline of other trees.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023, and the City Council held a public hearing on October 12, 2023, wherein public testimony was taken and based upon the Initial Study and comments received, potential impacts could be avoided or reduced to a level of insignificance by mitigation measures.

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby finds as follows:

Findings for a Mitigated Declaration:

1. *An Initial Study was prepared for 7137 Auburn Boulevard Sylvan Corners Subdivision Project and proper notice provided in accordance with CEQA and local guidelines.*
2. *That based upon the Initial Study, potential impacts resulting from the project have been identified. Mitigation measures have been proposed and agreed to by the applicant as a condition of project approval that will reduce potential impacts to less than significant. In addition, there is no substantial evidence that supports a fair argument that the project, as conditioned and mitigated, would have a significant effect on the environment.*

3. *That the project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively and is not exempt from Fish and Game filing fees.*
4. *That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.*
5. *That the Planning Commission and City Council reviewed the Initial Study and considered public comments before making a recommendation on the project,*
6. *That a Mitigation Monitoring Program has been prepared to ensure compliance with the adopted mitigation measures, which Mitigation Monitoring Program was considered by the Citrus Heights City Council and which Mitigation Monitoring Program is made a part of this resolution.*
7. *That the Mitigated Negative Declaration prepared concerning Sylvan Corners Subdivision project reflects the independent judgment and analysis of the City Council of the City of Citrus Heights.*
8. *The City Council adopts as "final" the Sylvan Corners Subdivision project Mitigated Negative Declaration comprised of: the Mitigated Negative Declaration and the Mitigation Monitoring Plan (attached as Exhibit A).*
9. *That the record of proceedings of the decision on the project is available for public review at the City of Citrus Heights Community Development Department, 6360 Fountain Square Drive, Citrus Heights, California.*

BE IT FURTHER RESOLVED that that the Citrus Heights City Council in reference to the potential impacts identified in the Initial Study, hereby adopts the Mitigated Negative Declaration prepared for the Sylvan Corners Subdivision project including the mitigation measures (contained within the attached Mitigated Negative Declaration and Mitigation Monitoring Program) and included in this resolution by reference.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this ____ day of _____ 2023, by the following roll call vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

Attachment:

Exhibit A - Final Mitigated Negative Declaration w/Mitigation Monitoring Program