



CITY OF CITRUS HEIGHTS NOTICE OF PUBLIC HEARING

NOTICE is hereby given that on **September 1, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Citrus Heights will hold a Public Hearing for the consideration of the project listed below.

Project Name: The Sunrise Tomorrow Specific Plan Draft Environmental Impact Report for the Sunrise Mall site (6041 Sunrise Boulevard). The ±95.8-acre project site is composed of 7 parcels, identified as Assessor's Parcel Numbers (APNs) 243-0192-012, -013, -014, -015, -016, -017, -018 located at the southeast corner of Greenback Lane and Sunrise Boulevard..

Project Description: The Draft Environmental Impact Report examines the potentially significant effects on the environment resulting from the proposed adoption of the Sunrise Tomorrow Specific Plan. Adoption of the Specific Plan would allow for the following mix of uses:

- Residential Units – 2,200
- Office – 960,000 Square Foot (SF)
- Hotel Rooms – 480
- Community/Institutional- 450,000 SF
- Retail 320,000 SF
- Open Space -25 +/- Acres

The Project would allow for the construction of a new traffic signal on Sunrise Boulevard, a new transit center, landscaping, internal roadways and associated infrastructure as identified in the Specific Plan.

The project includes a General Plan Amendment to change the land use designation of the entire Plan Area from General Commercial to Marketplace Mixed Use and Rezone the property from Shopping Center to Special Planning Area. For more information see: <https://www.citrusheights.net/1009/Sunrise-Mall-Specific-Plan>

Environmental Determination: The Draft Environmental Impact Report (DEIR) has been prepared. The intent of the meeting is to solicit comments about the DEIR. Interested parties may view the DEIR at <https://www.citrusheights.net/1071/Sunrise-Tomorrow-Environmental-Review>

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE.

If you would like to watch the meeting webcast, please contact the Planning Division at (916) 727-4740 or by email at planning@citrusheights.net or visit <https://www.citrusheights.net/agendacenter> to download the Planning Commission Agenda including Zoom Webinar instructions.

For those individuals accessing the meetings through Zoom who wish to make a public comment, please use the Zoom hand raise function (or *9 if you join the webinar via telephone) and the host will unmute you when it is time to speak. Speakers will be limited to 3 minutes each. Alternatively, you may submit your comment via email to planning@citrusheights.net. Written Public comments shall be limited to 250 words or less. Each written comment will be read aloud by the Secretary.

Interested persons are invited to submit written comments prior to and may testify at the Public Zoom Webinar. **Written comments may be submitted to Casey Kempenaar, Planning Manager, City Planning Department, 6360 Fountain Square Drive, Citrus Heights, CA 95621** or ckempenaar@citrusheights.net. If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (916) 727-4740. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Dated: August 10, 2021

Publish: August 20, 2021

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