

4.1 LAND USE, POPULATION AND HOUSING

This section includes descriptions of existing land uses, population, and housing in the planning area and an analysis of how adoption and implementation of the Draft General Plan and GGRP would affect land use, population and housing.

4.1.1 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

No federal plans, policies, regulations or laws pertaining to land use, population, or housing apply.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

Planning Law

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development (Government Code Section 65300). In order to successfully guide long-range development, the General Plan requires a complex set of analyses, comprehensive public outreach and input, and public policy for a vast range of topics. State law also specifies the content of general plans. Current law requires seven mandated elements:

- ▶ land use
- ▶ circulation
- ▶ housing
- ▶ conservation
- ▶ open space
- ▶ noise
- ▶ safety

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. According to the Governor’s Office of Planning and Research’s (OPR) guidelines regarding general plans, topics from different elements may be combined, but all must be addressed within the general plan.¹

State Housing Element Requirements

Article 10.6 of the California Government Code outlines the State’s Housing Element requirements. The Housing Element must analyze existing and projected housing needs, examine special housing needs within the population, evaluate the effectiveness of current goals and policies, identify governmental and other constraints, determine compliance with other housing laws, and identify opportunities to incorporate energy conservation into the housing stock. The element must also establish goals, policies and programs to maintain, enhance, and develop housing.

Regional Housing Needs Assessment

State law requires that all cities and counties accommodate a share of anticipated additional housing need within their regions. The California Department of Housing and Community Development is responsible for determining the statewide and regional housing needs allocations, while councils of governments, in collaboration with their member cities and counties, determine the specific housing needs within their jurisdictions and prepare a Regional

¹ Please refer to the Governor’s Office of Planning and Research General Plan Guidelines for more information.

Housing Needs Assessment (RHNA). SACOG prepares the RHNA for the City of Citrus Heights. The housing needs identified are based on four income categories: very low income, low income, moderate income, and above moderate income households.

SACOG's 2006-2013 RHNA projected a need for the construction of an additional 262 housing units within the City of Citrus Heights, allocated as follows: very low income (78 units), low income (20 units), moderate income (10 units), and above moderate income (154 units). Construction of new housing is not mandated by the RHNA, which is intended as a planning tool and a guide to an equitable distribution of housing.

The Cortese-Knox Local Government Reorganization Act

The Cortese-Knox Local Government Reorganization Act (sec. 56000 et. seq. of the Government Code) is the framework within which proposed city annexations are considered. This law sets forth the functions for a Local Agency Formation Commission (LAFCO), empowering it to review, approve or deny boundary changes and incorporations for cities, counties, and special districts, and to establish local "spheres of influence." LAFCO exercises both regulatory and planning functions. While annexations are a regulatory act, LAFCO's major planning task is the establishment of spheres of influence for the various governmental bodies within their jurisdictions. As mandated by Section 56076 of the Government Code, the sphere is to be "a plan for the probable ultimate physical boundaries and service area of a local government agency". In carrying out its primary responsibility for the approving or denying proposed annexations, the LAFCO establishes the ground rules under which the affected city will process the annexation.

California Relocation Law

The California Relocation Law, California Public Resources Code Section 7260(b), requires the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity. The law requires agencies to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that is to be displaced by a public project.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Sacramento Area Council of Governments (SACOG)

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county greater Sacramento region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties, as well as the region's incorporated cities. SACOG provides planning for transportation and other regional issues, including the distribution of affordable housing, bicycle networks, air quality issues, airport land uses, and public transit.

SACOG is working closely with local governments in the region to plan development in accordance with the Blueprint Project, which promotes smart growth principles for land development and transportation projects within the region. More specifically, the Blueprint process depicts a way for the region to grow through the year 2050 in a manner generally consistent with seven principles of "Smart Growth:" 1) increasing compact land use patterns, 2) establishing a mix of residential densities, 3) promoting mixed-use projects, 3) facilitating a range of transportation choices as alternatives to the automobile, 4) offering a variety of housing types and range of densities, 5) encouraging infill, 6) seeking high quality design, and 7) conserving the region's natural resources.

City of Citrus Heights General Plan

The City of Citrus Heights General Plan is a policy document that governs all land uses within the City limits, except state, federal, and independent public agency lands, such as school districts.

Sacramento County General Plan

The Sacramento County General Plan is considered the “blueprint” that guides future development in unincorporated portions of the County. There is a relatively small portion of unincorporated land within the planning area that is designated for industrial, residential (low-, medium-, and high-density), general commercial, and business professional uses –the County’s general plan will continue to govern those portions of the planning area that are outside the City limits, unless and until such areas are annexed.

City of Citrus Heights Zoning Code

The City of Citrus Heights Zoning Code is the primary implementing mechanism of the General Plan. Unlike the General Plan, which provides long-range, comprehensive general policies for the general direction of land use in the City, the Zoning Code provides more specific descriptions of the types of uses that are allowed in certain areas, development standards (e.g., setbacks, building heights, lot coverage) and other detailed guidance for property development. The Zoning Code is required to be consistent with the General Plan.

Specific Plans and Special Planning Areas

A specific plan is a detailed plan for the development of a particular area in compliance with the city or county general plan. Specific plans are intended to provide predetermined specifications regarding the types of uses to be permitted, development standards (e.g., setbacks, height limits, landscape, architecture), and circulation and infrastructure improvements that are broadly defined by the general plan.

Specific plans are often used to ensure that multiple property owners and developers adhere to a single common development plan, as well as to provide flexibility in development standards beyond those contained in the Zoning Code as a means of achieving superior design. There are two specific plans in Citrus Heights:

- ▶ Stock Ranch Guide for Development
- ▶ The Boulevard Plan – Reinventing the Auburn Boulevard Corridor

In addition to these specific plans, there are 12 Special Planning Areas (SPAs) within the City. Two of the SPAs correspond to the specific plans identified above.

4.1.2 ENVIRONMENTAL SETTING

PLANNING AREA

Citrus Heights is a mostly built-out suburban city in northern Sacramento County, surrounded by similar development. A variety of commercial and office uses line the historic Auburn Boulevard commercial corridor and occupy small centers along a number of arterials including: Antelope Road, Fair Oaks Boulevard, Madison Avenue and San Juan Avenue. Although some of the older commercial centers along these arterials are beginning to show signs of deterioration, retail development has shifted over the past decades to the Sunrise MarketPlace, where Sunrise Mall and MarketPlace at Birdcage serve as regional shopping centers.

The older residential area of the north-central City is comprised of primarily large lots. This district has retained a more rural feeling, with large parcels accommodating hobby farming and livestock grazing. Smaller sub-division and multi-family developments form the majority of the residential areas, with many of the denser multi-family neighborhoods surrounding the Sunrise MarketPlace.

The Sunrise Recreation and Park District maintains developed parklands within the City totaling over 278 acres. Cripple Creek runs northeast-southwest through the northern portion of the planning area and Arcade Creek runs east-west through the southern portion.

Most of the land within the planning area is located southeast of Interstate 80, which runs in a northeasterly direction through the City. The existing land uses by General Plan land use designation are shown in Exhibit 4.1-1, and Table 4.1-1.

Table 4.1-1 Acreage by General Plan Land Use Designation		
Land Use Designation	Acreage	%
Very Low Density Residential	1,119.2	12%
Low Density Residential	4,702.6	50%
Medium Density Residential	1,486.7	16%
High Density Residential	138.0	1%
Business Professional	78.6	1%
General Commercial	903.5	10%
Industrial	434.7	5%
Open Space	309.2	3%
Public	267.1	3%
Total	9,439.7	100%
Source: City of Citrus Heights 2009		

LAND USE DESIGNATIONS

The Draft General Plan contains nine land use designations and one overlay zone. These designations are the same in the existing General Plan and the Draft General Plan. No land use changes have been proposed. A description of each is provided in Chapter 3, “Project Description.”

POPULATION

Table 4.1-2 indicates population trends in the City of Citrus Heights and the County of Sacramento. Citrus Heights experienced rapid growth in the 1970s and 1980s. However, growth has moderated over the last few decades, reflecting the City’s limited new growth areas, while growth rates in Sacramento County remain relatively robust.

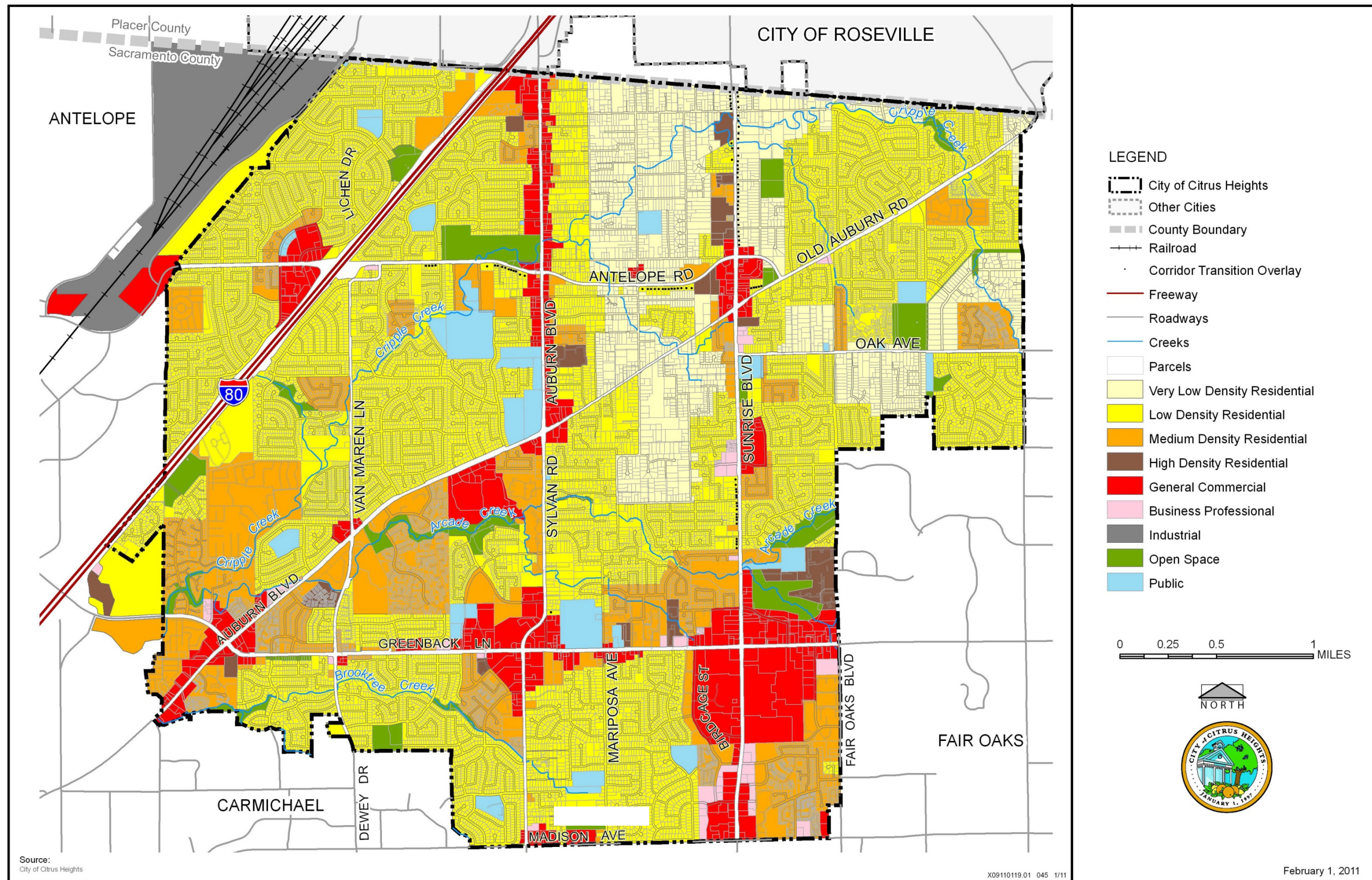
HOUSING

Table 4.1-3 describes housing units by type in the City of Citrus Heights. As indicated in the table, approximately two-thirds of housing units in Citrus Heights are single-family structures. One-fifth of the units are in multi-family structures with five or more units. There are also small but significant numbers of multi-family units in two- to four-unit structures (9%) and mobile homes (5%).

4.1.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, an impact on land use is considered significant if implementation of the Draft General Plan and GGRP would:



Source: City of Citrus Heights 2010

Existing Land Uses

Exhibit 4.1-1

**Table 4.1-2
Population Trends: 1970 - 2010**

Year	Population	Interval change		
		Persons	Percent	Annual
City of Citrus Heights ¹				
1970	31,015	-	-	-
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
2000	85,071	3,026	3.7%	0.4%
2010 ²	88,115	3,044	3.5%	0.4%
Sacramento County				
1970	631,498	-	-	-
1980	783,381	151,883	24.1%	2.4%
1990	1,041,219	257,838	32.9%	3.3%
2000	1,223,499	182,280	17.5%	1.8%
2010 ²	1,445,327	221,828	18.1%	1.8%
Notes:				
¹ 1980 and 1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01.				
² Source: California Department of Finance (DOF) Demographic Research Unit E-5 City/County Population and Housing Estimates.				
Source: 1980–2000, US Census 2005, SACOG Projections, 3/7/01				

**Table 4.1-3
Housing Units by Type: 1980-2010**

Unit Type	1980		1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-family	17,928	73.5%	22,193	66.7%	22,879	65.5%	23,437	65.6%
Multi-family: 2–4 units/structure	2,519	10.3%	2,779	8.4%	3,023	8.7%	3,031	8.5%
Multi-family: 5+ units/structure	2,809	11.5%	6,788	20.4%	7,140	20.4%	7,373	20.6%
Mobile Home	1,132	4.6%	1,509	4.5%	1,856	5.3%	1,880	5.3%
Other	n/a		n/a		23	0.1%	n/a	
Total	24,388	100.0%	33,269	100.0%	34,921	100.0%	35,721	100.0%
Source: US Decennial Census and California Department of Finance (DOF) Demographic Research Unit E-5 City/County Population and Housing Estimates								

- ▶ induce substantial population growth,
- ▶ displace substantial numbers of people or existing housing,
- ▶ physically divide an established community, or
- ▶ conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

IMPACT ANALYSIS

IMPACT 4.1-1 Induce Substantial Population Growth. *Implementation of the Draft General Plan would result in additional housing units, commercial and industrial development, and an increase in population. However, the planning area is 98% built out, and little vacant land remains for development. Additionally, compliance with policies and actions in the Draft General Plan would ensure an orderly and managed land use pattern. This impact would be less than significant.*

Approximately 98% of the City is currently developed. Development of the remaining 3% of vacant land under the Draft General Plan could result in an increase of approximately 149 acres of residential development and 46 acres of commercial development. This land is already planned for urban development under the current General Plan. Future development of vacant land planned for urban development and redevelopment and/or intensification of currently developed land would be undertaken consistent with the intensity and density ranges identified for each land use designation in the Draft General Plan.

Future land uses consistent with the Draft General Plan could result in an increase of approximately 3,577 residential dwelling units by 2035, which is an increase of approximately 10% over 2010 levels. Future land uses consistent with the Draft General Plan could also result in an increase in population of approximately 15,880 or 18% from 2010 to 2035.

Draft General Plan Policies and Actions

The Draft General Plan anticipates and plans for this level of growth through the following policies and actions to ensure managed and orderly growth:

Policies

- ▶ **1.1:** Development in the City shall occur as shown on *Map 1: Land Use Diagram* and *Table 4: Land Use Designations* (Exhibit 3-3 and Table 3-2 in Chapter 3.0, “Project Description” of this EIR).
- ▶ **1.2:** Encourage merger of parcels to create larger parcels and more usable properties.
- ▶ **4.1:** Require new residential development to maintain or enhance the positive characteristics of the surrounding neighborhood.
- ▶ **4.2:** Ensure that decisions concerning land use and development are not detrimental to the positive character and identity of existing residential neighborhoods in Citrus Heights.
- ▶ **4.3:** Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single-family neighborhoods.
- ▶ **4.4:** Provide opportunities for interested and affected parties to have input in proposed planning activities as early as possible.

- ▶ **7.3:** Require new development to preserve and enhance significant natural features (such as creeks, wetlands and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Code.
- ▶ **7.4:** Discourage the creation of any new parcel that does not meet all minimum standards contained in the Zoning Code, including lot width and depth. Attempting to achieve maximum permitted densities shall not be considered a valid reason to support the creation of odd-shaped parcels.
- ▶ **25.5:** Promote fair distribution of special needs facilities throughout the City to avoid over concentration in any particular neighborhood, including assisted housing, below-market-rate projects, and senior housing.

Actions

1.1.A. Rezone property as needed to ensure consistency with the adopted Land Use Diagram.

4.4.A. Utilize the City's website and other mechanisms to notify interested parties of proposed development projects as soon as applications are filed.

Conclusion

Compliance with these Draft General Plan policies and actions would ensure that future development within the planning area occurs in an orderly and managed manner. Additionally, the levels of housing and population growth that could occur pursuant to the Draft General Plan and GGRP would not be substantial. Therefore, impacts are considered **less than significant**.

IMPACT **Displace a Substantial Numbers of People or Existing Housing.** *Implementation of the Draft General Plan would not result in displacement of substantial numbers of people or existing housing units; therefore it would not necessitate the construction of housing units elsewhere. This impact would be **less than significant**.*

4.1-2

Future land uses pursuant to the Draft General Plan would primarily occur on the limited remaining vacant land in the planning area, although redevelopment and/or intensification of existing developed areas would be expected to occur. The Draft General Plan does not propose converting any current residential area to a nonresidential land use designation. Rather, the Draft General Plan proposes policies and actions that facilitate additional residential development opportunities throughout the planning area on vacant land, underutilized parcels, and within commercial corridors. Additionally, as described below, the Draft General Plan proposes numerous policies and actions to conserve the existing housing stock.

Additionally, should any redevelopment of existing housing units be proposed, California Public Resources Code Section 7260(b), the California Relocation Law, establishes “a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity.” The law would require the City to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that would be displaced by a public project.

Draft General Plan Policies and Actions

The Draft General Plan includes the following policies and actions designed to preserve exiting housing units and facilitate a variety of additional housing opportunities.

Policies

- ▶ **3.3:** Preserve and enhance the best qualities of Citrus Heights' neighborhoods, including well-maintained buildings and landscaping, well-maintained public infrastructure, and high levels of personal safety and security.
- ▶ **5.1:** Conserve and enhance the best qualities of the City's rural areas.
- ▶ **9.2:** Provide opportunities for mixed-use projects within commercial corridors.
- ▶ **9.3:** Include all major corridors in a redevelopment district.
- ▶ **13.5:** Promote transit-oriented development through reuse and redevelopment of opportunity sites near the Greenback Lane/Sunrise Boulevard intersection, including potential mixed-use projects with a residential component. Coordinate potential development plans with the planned transit center near this intersection.
- ▶ **25.1:** Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.
- ▶ **25.2:** Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment.
- ▶ **25.3:** Facilitate mixed-use development and redevelopment in appropriate areas.
- ▶ **25.4:** Support a variety of housing opportunities on vacant or underutilized lands.
- ▶ **26.1:** Encourage the conservation and improvement of existing housing.
- ▶ **26.2:** Promote construction of housing types with a variety of prices, styles, and designs.
- ▶ **26.5:** Conserve the City's stock of sound and viable mobile home and manufactured homes as an important part of the City's affordable housing stock.
- ▶ **27.1:** Pursue all available strategies and procedures to preserve government - assisted units that are at risk of conversion to market rate.

Actions

3.1.C. Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.

25.1.A. Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code.

25.2.A. Develop an inventory of land suitable within the City for the development of housing for all segments of the community.

25.3.A. Implement mixed-use development along the City's major corridors.

26.1.C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.

26.1.D. Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.

26.1.E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance, including the Rebuilding Together Program.

26.2.A. Promote the development of mixed-use housing including clustered, live/work and above-retail uses in appropriate zones.

26.2.D. Use redevelopment funds to assist in developing a variety of housing types.

26.5.D. Investigate the feasibility of converting mobile home parks to resident owned or similar ownership.

27.1.C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market-rate.

27.1.D. If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.

27.1.E. Use CDBG, Redevelopment funds and other available resources to subsidize identified “at-risk” units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.

Conclusion

Future development pursuant to the Draft General Plan would not displace substantial numbers of housing or people necessitating the construction of replacement housing elsewhere, as the majority of new growth in the planning area would occur on vacant land, although some redevelopment/intensification of currently developed areas would be expected to occur. Additionally, compliance with Draft General Plan policies and actions and the California Relocation Law would ensure that new development pursuant to the Draft General Plan would not displace substantial numbers of people. Therefore, impacts are considered **less than significant**.

IMPACT 4.1-3 **Physically Divide an Established Community.** *Compliance with policies and actions in the Draft General Plan would ensure that future land uses consistent with the Draft General Plan result in development patterns that are compatible with adjacent development and would not physically divide an established community. This impact would be less than significant.*

Future land uses consistent with the Draft General Plan would primarily occur on limited remaining vacant land within the planning area, although redevelopment and/or intensification of currently developed areas would also be expected to occur.

Approximately 98% of the City is currently developed. Future development of the remaining vacant lands and future redevelopment and/or intensification of currently developed areas would be undertaken consistent with the intensity and density ranges identified in the Draft General Plan for each land use designation. Additionally, future land uses would be required to comply with the policies and actions in the Draft General Plan.

Draft General Plan Policies and Actions

The Draft General Plan includes the following policies and actions to ensure that proposed development integrates with and minimizes impacts to surrounding land uses, and supports greater connectivity in Citrus Heights:

Policies

- ▶ **1.1:** Development in the City shall occur as shown on Map 1: Land Use Diagram and Table 3: Land Use Designations and Development Standards

- ▶ **1.2:** Encourage merger of parcels to create larger parcels and more usable properties.
- ▶ **4.1:** Require new residential development to maintain or enhance the positive characteristics of the surrounding neighborhood.
- ▶ **4.2:** Ensure that decisions concerning land use and development are not detrimental to the positive character and identity of existing residential neighborhoods in Citrus Heights.
- ▶ **4.3:** Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single-family neighborhoods.
- ▶ **5.2:** Require new lots in rural residential areas to meet density, size, and setback standards that promote rural quality of development.
- ▶ **6.1:** Provide public improvements that are appropriate and compatible with the unique qualities of the City's rural neighborhoods.
- ▶ **6.5:** Consider the neighborhood context when developing traffic calming devices for established rural neighborhoods.
- ▶ **10.1:** Require superior architectural and functional site design features for new development projects along major corridors.
- ▶ **29.4:** Support safe, complete and well-connected neighborhood street, bicycle, and pedestrian access and connections that balance circulation needs with the neighborhood context.
- ▶ **30.3:** Discourage the construction of private streets to ensure full public access to the City circulation system.

Actions

29.4.A. Modify the existing street network to enable direct physical connections within neighborhoods and between neighborhoods, neighborhood-commercial areas, and commercial-commercial areas, including connections accessible only by pedestrians and bicycles on existing cul-de-sac streets.

29.4.B. Provide direct connection from residential areas to neighborhood parks and open space.

29.4.C. Where feasible, provide pedestrian crosswalks on all intersection approaches.

29.4.D. Develop and implement an ADA Transition Plan that focuses on compliant sidewalk improvements that provide continuous pedestrian access where compatible with the surrounding area.

29.4.F. Implement the Bikeway Master Plan (BMP) and complete the proposed bikeway network shown in Map 8 [of the Draft General Plan] within 10 years and prioritize projects that close existing gaps in the network.

Conclusion

Compliance with Draft General Plan policies and actions would ensure that future land uses consistent with the Draft General Plan would be compatible with surrounding land uses and would not result in the division of established communities. Therefore, this impact is considered **less than significant**.

IMPACT **Conflict with Other Plans.** *Policies and actions in the Draft General Plan would not conflict with other applicable land use plans, policies, or agency regulation with jurisdiction over the project. This impact would be less than significant.*

4.1-4

The State CEQA Guidelines Section 15125(d) requires that an EIR analyze the potential for inconsistencies between the Draft General Plan and GGRP and other relevant plans, programs, regulations, and agencies with some authority over the project. However, it should be noted that the Draft General Plan and GGRP were designed to be consistent with a number of relevant plans and policies. Land use and other plans, regulations, and programs that are relevant to lands within the planning area are listed below, along with an evaluation of their consistency with the Draft General Plan and GGRP.

Sacramento Local Agency Formation Commission

Sacramento County Local Agency Formation Commission (Sacramento LAFCO) is responsible for annexations and detachments of lands to cities and special districts, as well as the formation and dissolution of cities, special districts, and spheres of influence. Future annexation of lands into the City of Citrus Heights' jurisdiction would need to be approved by Sacramento LAFCO. The City is required to work with LAFCO during the annexation process to ensure that municipal services are provided to newly annexed areas. This would ensure consistency with LAFCO policies. In addition to the requirement for LAFCO approval of annexations and boundary changes, the following Draft General Plan action would further ensure the City's coordination with Sacramento LAFCO during future annexations:

Action

16.1.A. Request Sacramento County Local Agency Formation Commission (LAFCO) to amend the City's Sphere of Influence to allow for future expansion of the City to accommodate new businesses and industry to diversify the City's economic base.

Sacramento Area Council of Governments Preferred Blueprint Scenario

The Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario, referred to commonly as the Blueprint, is a voluntary framework for regional transportation and land use planning that was developed to aid the jurisdictions in the six-county greater Sacramento area in guiding development through 2050.

The Draft General Plan includes goals, policies, and actions that promote Blueprint principles, including the promotion of more public transportation and use of bicycles and non-motorized forms of transportation; providing many types of housing to meet the needs of all residents, rather than focusing solely on single-family, large-lot, detached residential development; promoting more compact development; redevelopment of vacant or underutilized parcels and using existing roadway systems, and public facilities; creating neighborhood and civic centers with mixed uses to provide neighborhood services to residential areas; and preserving natural features and systems. Goals and policies that promote the seven smart growth principles of the Blueprint are found throughout the Draft General Plan. Following is a sample of some of the more specific and relevant policies:

Policies

- ▶ **3.5:** Plan, design, and construct neighborhood streets to encourage walking and bicycling while discouraging high vehicle speeds and volumes consistent with Policy 29.1.
- ▶ **7.3:** Require new development to preserve and enhance significant natural features (such as creeks, wetlands and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Code.

- ▶ **7.6:** Plan, design, and construct rural residential streets to encourage walking and bicycling and discourage high vehicle speeds and volumes consistent with Policy 29.1.
- ▶ **8.3:** Support the creation of transit centers near Greenback Lane/Sunrise Boulevard and Greenback Lane/Auburn Boulevard.
- ▶ **9.2:** Provide opportunities for mixed-use projects within commercial corridors.
- ▶ **13.1:** Improve mobility in the Sunrise MarketPlace area to provide adequate access for vehicles, transit, bicycles and pedestrians.
- ▶ **13.2:** Create convenient connections across Sunrise Boulevard for vehicles, bicycles, pedestrians and transit.
- ▶ **13.3:** Promote installation of additional, distinctive transit stops at key activity areas and encourage covered shelters at existing and new stops.
- ▶ **13.4:** Facilitate the development of new buildings in areas currently devoted to parking to shorten distances between buildings and foster better pedestrian connections between shopping centers.
- ▶ **13.5:** Promote transit-oriented development through reuse and redevelopment of opportunity sites near the Greenback Lane/Sunrise Boulevard intersection, including potential mixed use projects with a residential component. Coordinate potential development plans with the planned transit center near this intersection.
- ▶ **25.1:** Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.
- ▶ **25.3:** Facilitate mixed-use development and redevelopment in appropriate areas.
- ▶ **25.4:** Support a variety of housing opportunities on vacant or underutilized lands.
- ▶ **29.1:** When constructing or modifying transportation facilities, strive to provide for the movement of vehicles, commercial trucks, alternative and low energy vehicles, transit, bicyclists and pedestrians appropriate for the road classification and adjacent land use.
- ▶ **29.4:** Support safe, complete and well-connected neighborhood street, bicycle, and pedestrian access and connections that balance circulation needs with the neighborhood context.
- ▶ **31.2:** Strive to provide public transit that is an attractive, convenient, dependable and safe alternative to the automobile.
- ▶ **31.3:** Consider express commuter bus service between Citrus Heights and major employment and transit centers.
- ▶ **31.4:** Require new development to provide transit enhancements, where appropriate, that decrease transit travel times, improve access to transit stops, or improve the amenities, security, or travel information at transit stops.

Metropolitan Transportation Plan

In 2008, SACOG approved the Metropolitan Transportation Plan (MTP) 2035 for the six-county region. The MTP is a 28-year plan for transportation improvements needed in the region to accommodate projected population and economic growth. The MTP makes connections between transportation needs, land use, and air quality on a regional level, and provide guidance for cooperative planning between different local jurisdictions. The Draft

General Plan uses the same basic principles outlined in the MTP for regional transportation planning. The following actions from the Draft General Plan demonstrate consistency with the MTP.

Actions

33.1.A. Coordinate with the Sacramento Area Council of Governments, Sacramento Transportation Authority, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.

33.1.B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.

Sacramento County General Plan

The Sacramento County General Plan has jurisdiction over the unincorporated lands within Sacramento County. Unincorporated lands are located just outside of Citrus Heights that could be annexed into the City. Once lands are annexed, Citrus Heights would have jurisdiction, and the Citrus Heights General Plan would apply.

Specific Plans

There are two specific plans in Citrus Heights:

- ▶ Stock Ranch Guide for Development
- ▶ The Boulevard Plan – Reinventing the Auburn Boulevard Corridor

In addition to these specific plans, there are 12 Special Planning Areas (SPAs) within the City. Two of the SPAs correspond to the specific plans identified above. The SPAs require consistency with the general plan, including allowable density or intensity of a site.

Upon adoption of the Draft General Plan, the City will review its currently adopted specific plans and 12 SPAs and revise these where necessary to reflect changes made in the Draft General Plan. According to State Government Code, “any specific plan or other plan of the city or county that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific or other plan consistent with the general plan.”

Citrus Heights Zoning Code

The City’s Zoning Code describes the permitted land uses and development standards for each of the designated zoning districts in the City on a parcel-by-parcel basis. The Zoning Code must be consistent with the General Plan. The Draft General Plan contains the following policy and actions to further ensure consistency:

Policy

- ▶ **4.5:** Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the City’s minimum requirements by proving superior design and enhanced community benefit. In addition, rezonings shall only be approved if the following findings can be made:
 - The proposed rezoning shall result in a project that contributes to and enhances the best characteristics of the surrounding neighborhood.

- The applicant has demonstrated that the increased density will not negatively impact storm drainage within the local area. Proponents shall be required to provide adequate topographic and flow characteristics information to demonstrate their project will not contribute to or worsen any flooding problems in the locale.
- The applicant has demonstrated that adequate public infrastructure, including streets, water, and sewer, is available to serve the project.
- The proposed rezoning will assist the City in meeting the goals of the General Plan.

Actions

1.1.A. Rezone property as needed to ensure consistency with the adopted Land Use Diagram.

15.2.A. Review and amend the Zoning Code to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

Other Consistency and Consultation Policies and Programs

The Draft General Plan includes several other policies and actions that support consultation and consistency with other jurisdictions and other state agencies:

Policies

- ▶ **33.1:** Maintain open communication and cooperation with all public agencies that serve residents and businesses in Citrus Heights.
- ▶ **33.2:** Establish formal and informal processes with regional agencies, the City of Roseville, Sacramento County, and Placer County to review and provide input on proposed development within one-half mile of the City limits.

Actions

33.1.A. Coordinate with the Sacramento Area Council of Governments, Sacramento Transportation Authority, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.

33.1.B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.

33.1.C. Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.

33.2.A. Continue meeting with regional agencies on a regular basis to discuss development issues.

33.2.B. Actively seek and maintain City representation on appropriate regional boards and commissions.

Conclusion

The plan consistency analysis described above does not identify any inconsistencies between the Draft General Plan and other relevant plans, programs, and regulations that would result in adverse physical effects under CEQA. Therefore, this impact would be **less than significant**.