

CHAPTER 2 EXECUTIVE SUMMARY

The following executive summary is included in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15123. It includes a brief summary of the proposed project actions and their consequences, areas of controversy regarding the project, issues to be resolved, and the project alternatives evaluated for the potential to reduce or avoid the significant effects of the proposed City of Citrus Heights City Hall and Medical Office Building Project (proposed project). This summary also identifies each significant effect associated with the project and the proposed mitigation measures that correspond to each significant effect.

2.1 PROJECT SUMMARY

2.1.1 Description of Proposed Project Characteristics

The proposed project consists of two components: a new Medical Office Building and a new City Hall. The proposed Medical Office Building would consist of a three-story, approximately 68,727-square-foot building. The building would be constructed to meet Leadership in Energy and Environmental Design (LEED) Silver certification requirements. The Medical Office Building would include a surface parking lot with 320 spaces.

The City Hall is proposed as a single-story, approximately 35,000-square-foot building on Fountain Square Drive north of the U.S. Post Office. The building would be constructed to meet LEED Gold certification requirements. Approximately 170 surface parking spaces would be provided to serve this site. A 1.2-acre Utility Yard is proposed to be located adjacent to and east of the City Hall building and parking lot. The Utility Yard would include an approximately 4,000-square-foot, one-story storage/maintenance building, 5,000 square feet of screened outdoor storage, and secured parking for city vehicles. The remaining 5.45 acres of the 10.92-acre Stock site are not proposed for development at this time.

2.1.2 Project Location

The proposed project consists of two components located on two different sites in the City of Citrus Heights (City).

The 5.4-acre Fountain Square site is the location of the proposed Medical Office Building. This site is bounded to the south by Greenback Lane, to the north by the Police Department Services Building, to the west by business and residential development, and to the east by Fountain Square Drive. The Assessor's Parcel Number (APN) for this site is 243-0020-055-0000.

The 10.92-acre Stock site, the proposed location for the new City Hall and Utility Yard, is located north of the Fountain Square site at the southeast corner of the roundabout at Stock Ranch Road and Fountain Square Drive. The APN for this site is 243-0010-027.

2.1.3 Project Site Characteristics

Topography

The topography of both sites is relatively flat. Elevations on the Fountain Square site range from approximately 168 feet above mean sea level (amsl) at the north end of the site to 160 feet amsl at the southern property boundary. The western portion of the Stock site is slightly elevated as a result of placement on the site of unengineered fill associated with prior construction activities in the vicinity, and the site slopes gently to the north and to the southeast towards the wetland in that corner of the site. Elevations on this site range from approximately 157 feet amsl in the southwest corner to 145 feet amsl in the northern and southeastern corners.

Vegetation

Vegetation on the Fountain Square site consists of ornamental landscaping that is mostly composed of palms, ornamental shrubs, and immature trees.

Vegetation on the Stock site consists primarily of annual grassland with a variety of trees, including oak (*Quercus* sp.), willow (*Salix* sp.), London plane (*Platanus* sp.), cottonwood (*Populus* sp.), and several ornamental species. A wetland is located in the southeast portion of the site (Dudek 2014, provided in Appendix E to this Draft Environmental Impact Report (EIR)). The project site has been disturbed by past grading and stockpiling activities and is routinely disked (ENGEO 2014, provided in Appendix G to this Draft EIR).

Surrounding Land Uses

The Fountain Square site is located in a mixed residential and commercial area. Single-family and multifamily residences lie to the south and west of the site, with a small professional office further to the west, the City of Citrus Heights Police Department Services Building lies to the north, and the City of Citrus Heights Community Center and retail uses including a Sam's Club warehouse and gas station and the San Juan Plaza Shopping Center are present to the east.

The Stock site is also located in a mixed commercial and residential area. Immediate site neighbors include single-family residences to the west fronting Cedar Ranch Drive and Aspen Ranch Court, Van Maren park to the north, the Vintage Oaks Senior Apartments to the east, and the U.S. Post Office and Citrus Heights Community Center to the south along Fountain Square Drive.

2.1.4 Project Objectives

An EIR must provide a statement of project objectives (CEQA Guidelines Section 15124, subd. (b)). This statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the proposed project.

The fundamental objective of the City Hall and Medical Office Building project is to construct a City Hall that will provide a cost-efficient administrative complex to deliver services to the public for many generations, while also taking advantage of an opportunity to develop a Medical Office Building that will help meet the City’s long-term economic development objectives and to meet the growing demand for medical services in the community.

The multiple buildings that make up the existing City Hall campus were built in the 1970s as a temporary retail center, and the City took occupancy of the complex in the late 1990s. Because the buildings were originally constructed as a retail center, rather than for civic uses, the layout of the buildings is not optimal. In addition, the buildings have experienced a variety of electrical, mechanical, plumbing, and structural failures. A substantial investment would be needed to upgrade the existing buildings to meet current California Building Code requirements and to address the buildings’ maintenance problems.

Since incorporation, the City has focused efforts on economic development. The medical office building is consistent with the City’s adopted economic development goals. Goal 15 of the General Plan calls for the City to “diversify the local economy to meet the present and future employment, shopping and service needs of Citrus Heights residents and sustain long-term fiscal health” (City of Citrus Heights 2011a). The General Plan calls for the City to pursue non-retail development in order to reduce its dependence on retail sales for jobs and revenue. This General Plan policy was further reinforced with the City Council’s adoption in 2011 of an Economic Development Strategy and Action Plan. One of the main strategies in the Action Plan was to “pursue long term economic diversification” (City of Citrus Heights 2011b). The proposed medical office building would provide 170 non-retail jobs, helping the City attain its economic development goals of diversifying the local employment opportunities for its residents. The construction of the medical office building on property currently owned by the City would provide revenue that would offset a portion of the cost of building a new City Hall.

In addition to the fundamental objective noted above, objectives specific to each component of the project are provided below:

City Hall

- Construct an energy-efficient building that will reduce the City's ongoing energy and water demand (and costs), thereby assisting the City in meeting the objectives of the Greenhouse Gas Reduction Plan.
- Improve accessibility of civic buildings to those with disabilities.
- Address maintenance problems (electrical, mechanical, plumbing, structural) at the City Hall complex.
- Consolidate City services now in four separate buildings into one building, which will enhance City services and provide customers with a one-stop public counter.

Medical Office Building

- Construct a state-of-the-art facility with adequate space to meet growing demand for high-quality medical services.
- Locate on a main arterial that is convenient to patients and provides adequate parking.
- Locate in close proximity to the San Juan Medical Center.

2.2 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

The City of Citrus Heights has held a series of community workshops to solicit community input on the project. From these meetings the following issues and areas of controversy have been raised:

- The terms of the land lease and financial agreement that would be made between the City of Citrus Heights and Dignity Health. The terms of the agreement do not relate to the project's environmental effects and are not evaluated in this EIR. In noting this fact, the City does not suggest these issues are unimportant. Rather, these issues will likely play a significant role in the City's decision on whether to approve the project. Under CEQA, however, these issues do not require detailed analysis in the EIR.
- Loss of the existing City Hall and rose garden.
- Changes within the Greenback Lane viewshed as a result of placing a three-story building near the street.
- Potential encroachment on views and privacy for existing residences adjacent to the Fountain Square site.
- Disturbance to existing residences during construction from noise, dust, and ground-compaction activities.
- Traffic effects at the intersection of Greenback Lane and Fountain Square Drive.

- Public access to the City Hall.
- Effects of the placement of City Hall at the Stock site on emergency access to Aspen Ranch Court.
- Lack of public visibility of the proposed new City Hall at the Stock site location.
- Potential impacts to wetlands at the Stock site.

2.3 ISSUES TO BE RESOLVED

Issues to be resolved include determining whether to proceed with the proposed project or one of the six alternatives evaluated in this EIR and whether and how to mitigate the significant effects. As discussed below, feasible mitigation measures have been identified for each significant effect, and no alternative options for mitigation are proposed. In addition, in their deliberations on the project, the City’s Planning Commission and City Council will consider the areas of controversy listed in Section 2.2.

2.4 SIGNIFICANT EFFECTS, MITIGATION MEASURES, AND PROJECT ALTERNATIVES

2.4.1 Summary of Impacts and Mitigation Measures

Table 2-1, Impact Summary Table, lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less-than-significant level. CEQA Guidelines Section 15126.4 states that an EIR shall describe feasible mitigation measures that could minimize the significant adverse effects of the project. These mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding agreements. There must be a direct connection between the effects of the mitigation measure and the significant impact it seeks to mitigate, and the mitigation measure must be “roughly proportional” in scope to the relevant significant impact of the project. If several alternative mitigation options exist for one significant effect, each should be discussed. As is shown in Table 2-1, all significant impacts would be reduced to a less-than-significant level after incorporating the proposed mitigation measures.

2.4.2 Project Alternatives

The California Environmental Quality Act (CEQA) requires that an EIR consider alternatives to the proposed project that could reduce or avoid any of the proposed project’s significant environmental impacts while still being capable of meeting most of the project objectives. The analysis of project alternatives presented in Chapter 5 includes a description of the land use

development actions contemplated under each alternative and an analysis comparing the relative environmental effects of each alternative compared to the proposed project.

This EIR considers the following project alternatives:

- **Alternative 1a: No Project/No Build Alternative.** This alternative assumes no development would occur, and both sites would remain in their current condition. The Fountain Square site would remain as the current City Hall; no buildings would be demolished, and the Stock site would remain undeveloped.
- **Alternative 1b: No Project/Existing Zoning Alternative.** This alternative assumes the Fountain Square site would remain as the current City Hall, and the Stock site would be developed with 160 multifamily residential units, consistent with the underlying land use designation and zoning and the development entitlements granted in 2006 for that site.
- **Alternative 2: Two-Story Medical Office Building.** This alternative assumes the existing buildings at the Fountain Square site would be demolished and a two-story Medical Office Building would be constructed, and that a new City Hall would be constructed at the Stock site as proposed.
- **Alternative 3a: Stock Site Medical Office Building Alternative.** This alternative assumes the Fountain Square site would remain as the current City Hall, and the Medical Office Building would be developed at the Stock site.
- **Alternative 3b: Stock Site Medical Office Building Alternative with Rehabilitation of Existing City Hall.** As in Alternative 3a, it is assumed that the Fountain Square site would remain as the current City Hall, and the Medical Office Building would be developed at the Stock site. In addition, it is assumed that the existing City Hall buildings would be rehabilitated to improve building operations.
- **Alternative 4: Winding Way Medical Office Building Alternative.** This alternative assumes the Fountain Square site would remain as the current City Hall, and the Medical Office Building would be developed at a vacant site located at 5900 Winding Way in the unincorporated Sacramento County community of Carmichael.

These alternatives are analyzed in detail in Chapter 5 of this EIR. Chapter 5 also provides a discussion of those alternatives considered by the City, but not analyzed in detail, and describes the analytic process the City followed in identifying alternatives for detailed analysis.

2.5 INTENDED USES OF THE PROJECT EIR

The Draft EIR has been prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.). The Draft EIR is an

informational document prepared to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. As lead agency, the City of Citrus Heights “is responsible for the adequacy and objectivity of the draft EIR” (14 CCR 15084(e)). Section 15121(a) of the CEQA Guidelines states:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This Draft EIR is a project EIR, pursuant to CEQA Guidelines Section 15161. A project EIR examines the environmental impacts of a specific project. This type of EIR focuses on the changes in the environment that would result from implementation of the project, including construction and operation. As the lead agency for this project, the City is required to consider the information in the EIR along with any other available information in deciding whether to approve the project entitlements requested. The basic requirements for an EIR include providing information that establishes the environmental setting (or project baseline), and identifying environmental impacts, mitigation measures, project alternatives, growth inducing impacts, and cumulative impacts. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, the lead agency staff and decision makers, and other public agencies an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

Required Permits and Approvals

The following approvals and permits would be required from the City.

Zoning Code Amendment

- Adopt the Civic Center Special Planning Area overlay district and apply that designation to the Stock site, the U.S. Post Office at 6330 Fountain Square Drive, the Citrus Heights Community Center at 6300 Fountain Square Drive, and the Citrus Heights Police Department Services Building at 6315 Fountain Square Drive.

Fountain Square Site – Medical Office Building

- General Plan Amendment to change land use designation on a portion of the site from Public to General Commercial
- Lot-line adjustment

- Design Review Permit
- Demolition Permit
- Tree Permit
- Building Permit

Stock Site – City Hall and Utility Yard

- General Plan Amendment to change land use designation from Medium Density Residential to Public
- Design Review Permit
- Tree Permit
- Building Permit

In addition to these approvals, a three-party agreement regarding project financing and land lease would be required for the Medical Office Building. This project component includes a 15.5-year ground lease of the Fountain Square site from the City to the project applicant, or one of its subsidiaries, for a fixed amount of revenue to the City, plus possibly additional revenue. Upon the project applicant's completion of the Medical Office Building and related improvements, the project applicant would assign the ground lease to a third party. At the conclusion of the ground lease, Dignity Health Foundation would have the option of purchasing the Fountain Square site. There would also be an agreement between the City and Capital Partners Development Corporation regarding the construction process and land purchase options for the Stock site. Additionally, the City Council would consider releasing C/S Properties (owners of the Stock site) from a former Redevelopment Agency Inclusionary Housing Reimbursement Agreement.

The following approvals would be required from responsible agencies:

- A Central Valley Regional Water Quality Control Board National Pollutant Discharge Elimination System General Permit and a Stormwater Pollution Prevention Plan for each site
- Sacramento Local Agency Formation Commission (LAFCO) approval of annexation of the Stock site to the Citrus Heights Water District

2.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 2-1 lists all the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less-than-significant level. As shown in Table 2-1, all of the project's significant effects would be reduced to less-than-significant levels with implementation of the mitigation measures identified in this EIR.

CEQA Guidelines Section 15126.4 requires that an EIR describe feasible measures that could minimize (by avoiding, substantially lessening, or compensating for) significant adverse impacts. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments, and there must be a connection and rough proportionality between the mitigation measure(s) and the impact that it addresses.

Table 2-1
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
<i>Aesthetics</i>			
Impact 4.1-1: Construction of the proposed buildings could substantially damage scenic resources.	Less than significant	None	Less than significant
Impact 4.1-2: Construction of the proposed buildings could substantially alter the visual character of the project sites.	Less than significant	None	Less than significant
Impact 4.1-3: The project could introduce land uses that are visually incompatible with existing or planned uses in the area.	Less than significant	None	Less than significant
Impact 4.1-4: The project could introduce new sources of light and glare that could adversely affect views or use and enjoyment of private property in the vicinity.	Significant	MM 4.1-1, listed below	Less than significant
Impact 4.1-5: The project could contribute to a cumulative loss of scenic resources.	Less than significant	None	Less than significant
MM 4.1-1 For each project component (City Hall and Medical Office Building), the project applicant must submit a photometric plan to the City demonstrating that the project's proposed lighting plan shall be installed, aimed, and directed such that light that spills over into neighboring properties or the public right-of-way shall not exceed 0.5 foot-candles within 2 feet of the property line. The City's Planning Manager shall review the photometric plan to ensure compliance with this mitigation measure prior to issuance of a building permit and the City shall review installed lighting to verify compliance with the photometric plan prior to issuance of a certificate of occupancy.			
<i>Air Quality</i>			
Impact 4.2-1: The proposed project may violate federal and State ozone air quality standard or contribute substantially to an existing or projected violation of ozone standards.	Construction Impacts: Significant	MM 4.2-1 MM 4.2-2, listed below	Less than significant
	Operational Impacts: Less than significant	None	Less than significant
Impact 4.2-2: The proposed project may violate federal and State particulate matter air quality standards or contribute substantially to an existing or projected violation of particulate matter standards.	Construction Impacts: Significant	MM 4.2-1, listed below	Less than significant
	Operational Impacts: Less than significant	None	Less than significant
Impact 4.2-3: The proposed project could result in CO concentrations that exceed the 1 hour state ambient air quality standard (i.e., 20.0 ppm) or the 8-hour state ambient standard (i.e., 9.0 ppm).	Less than significant	None	Less than significant
Impact 4.2-4: The proposed project could result in the exposure of sensitive receptors to substantial pollutant concentrations.	Less than significant	None	Less than significant
Impact 4.2-5: The proposed project could result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in nonattainment under an applicable federal or state ambient air	Particulate Matter: Significant	MM 4.2-1, listed below	Less than significant

**Table 2-1
Impact Summary Table**

Impact		Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
quality standard (including the release of emissions that exceed quantitative thresholds for ozone precursors).				
		Ozone Precursors: Less than significant	None	Less than significant
MM 4.2-1	Prior to issuance of demolition permits, grading permits, or building permits for either the Fountain Square or the Stock site, the City of Citrus Heights shall ensure that site plan notes for the applicable project site include requirements for the contractor to implement the following Basic Construction Emission Control Measures. Visual site inspections shall be conducted throughout construction to ensure these measures are implemented appropriately: A. All exposed surfaces shall be watered two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. B. Haul trucks transporting soil, sand, or other loose material on the site shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks that would be traveling along freeways or major roadways shall be covered. C. Wet power vacuum street sweepers shall be used to remove any visible trackout of mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. D. Vehicle speeds on unpaved roads to shall be limited to a maximum of 15 miles per hour. E. All roadways, driveways, sidewalks, and parking lots to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.			
MM 4.2-2	Prior to issuance of permits for either the City Hall or the Medical Office Building, the project applicant shall submit a proposed construction calendar indicating the specific days on which site preparation is planned (site preparation involves grubbing and land clearing and does not include grading, trenching, or other earth-moving operations). In reviewing the construction calendar, the City of Citrus Heights shall ensure that schedules for construction of each project shall be coordinated to either: A. Preclude any overlap of the site preparation phases for the Medical Office Building and City Hall projects; or B. Should concurrent site preparation be necessary, ensure that the total number of pieces of off-road construction equipment in use in one day (for both sites combined) shall be no more than six tractors/loaders/backhoes (or similar equipment) and no more than four rubber-tired dozers (or similar equipment). With operation of these maximum numbers of construction equipment during site preparation, daily NO _x emissions would remain below 85 pounds per day.			
Biological Resources				
Impact 4.3-1: The project could have a substantial adverse effect on species identified as candidate, sensitive, or special-status through habitat modification, reducing the habitat of the species resulting in the population dropping below self-sustaining levels, or by reducing the number or restricting the range of the species.		Significant	MM 4.3-1 MM 4.3-2, listed below	Less than significant
Impact 4.3-2: The project could have a substantial adverse effect on riparian habitat or wetlands.		Significant	MM 4.3-3, listed	Less than significant

Table 2-1
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
		below	
Impact 4.3-3: The project could interfere with wildlife movement or native wildlife nursery sites.	Less than significant	None	Less than significant
Impact 4.3-4: The project could conflict with a local policy or ordinance protecting biological resources.	Significant	MM 4.3-4, listed below	Less than significant
Impact 4.3-5: The project would not contribute to a cumulative impact on biological resources, including adversely affecting special-status species, wetland or other sensitive habitat, interfering with wildlife movement and nursery sites, or conflicting with local policies and ordinances established for the protection of biological resources.	Less than significant	None	Less than significant
<p>MM 4.3-1 If construction is to occur during the nesting season (between February 1 and August 30 of each year), the project applicant shall provide for a pre-construction survey for tree-nesting and ground-nesting birds to be completed by a qualified biologist no more than 2 weeks prior to the start of construction. The survey shall include areas within 300 feet of the proposed disturbance (demolition, grading, and/or vegetation removal). Active raptor nests located within 300 feet of the project will be mapped. A determination will be made by a qualified biologist, in coordination with the California Department of Fish and Wildlife (CDFW), as to whether or not construction work would affect the active nest or disrupt reproductive behavior. Criteria used for this evaluation will include, but not be limited to, presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. Alternatively, other appropriate avoidance measures approved by CDFW may be implemented to ensure that the nest is protected.</p> <p>If it is determined that construction will not affect an active nest or disrupt breeding behavior, construction may proceed without any restriction or mitigation measure.</p> <p>If it is determined that construction will affect an active raptor nest or disrupt reproductive behavior, then avoidance is the only mitigation available. Construction will not be permitted within 300 feet of such a nest until a qualified biologist determines that the subject nests are no longer active.</p> <p>MM 4.3-2 No earlier than 30 days prior to initiation of construction activities a pre-construction survey shall be conducted by a qualified biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats) to determine if active bat roosts or maternal colonies are present on or within 300 feet of the construction area. Surveys shall include the structures proposed for demolition.</p> <p>If it is determined that construction will not affect roosting behavior or disrupt a maternal colony, construction may proceed without any restriction or mitigation measure.</p> <p>If it is determined that construction will affect an active bat roost or disrupt reproductive behavior, then avoidance is the only mitigation available. Under no circumstance shall an active roost be directly disturbed. Construction within 300 feet shall be postponed or halted, until the roost is naturally vacated, as determined by a qualified biologist. If bats do not vacate the roost voluntarily, and the roost site must be removed, the project applicant shall consult with CDFW to develop an eviction plan and secure any necessary permit for incidental take of the bat.</p> <p>Prior to issuance of a demolition permit, the City shall verify that pre-construction surveys have been conducted within 30 days of the proposed start of demolition. If bats were found present, the City shall verify that CDFW has been consulted and either determined that construction will not affect an active bat roost or disrupt a maternal colony, or that an incidental take permit has been issued.</p>			

Table 2-1
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
<p>MM 4.3-3 The area of disturbance for development on the Stock site shall be located a minimum of 50 feet from the edge of the wetland/waters boundaries, consistent with prior U.S. Army Corps of Engineers (Corps) approvals for fill of the onsite wetland. The wetland will be fenced off using orange construction fencing to ensure the buffer is visible during construction activities. In addition to observing a 50-foot buffer, sediment and erosion control measures shall be implemented during development of the site.</p> <p>If the project design does not allow for complete avoidance of impacts within the 50-foot buffer, the City shall ensure that the project provides compensation for the loss sufficient to meet the City's requirement that there be no net loss of wetland communities, in compliance with General Plan Policy 34.3. To achieve this, the project applicant shall retain a qualified biologist to prepare a formal jurisdictional determination which shall be submitted to the Corps for verification and to determine the specific mitigation requirements for the project consistent with the federal Clean Water Act. For any impacts within the 50-foot buffer from any jurisdictional waters of the U.S. on the project site, as determined by the Corps-verified jurisdictional delineation, the project applicant shall purchase wetland credits at a Corps-approved wetland mitigation bank, with the amount of credits purchased to be equal to or greater than the amount of wetlands directly affected by project construction. The City shall verify either compliance with the 50-foot setback or purchase of the wetland credits prior to issuance of any grading or building permits for the Stock site.</p> <p>MM 4.3-4 The project applicant shall obtain a Tree Permit for any removal of trees protected under the City of Citrus Heights' Tree Preservation and Protection Ordinance. As a condition of the Tree Permit, the project applicant shall plant replacement trees on site. The number of replacement trees needed shall be calculated based upon an inch-for-inch replacement of the diameter breast height (dbh) of the removed trees, where a 15-gallon tree shall replace 1 inch dbh of the removed tree; a 24-inch box tree shall replace 2 inches, and a 36-inch box tree shall replace 3 inches. The replacement trees shall have a combined diameter at breast height equivalent, but not less than the total diameter of the trees removed. The City shall ensure that the Tree Permit has been issued prior to issuance of a building permit for each project site, and shall ensure that the conditions of the Tree Permit have been met prior to issuance of a certificate of occupancy for each building.</p>			
<i>Cultural Resources</i>			
Impact 4.4-1: Project construction could disturb, damage or destroy unidentified subsurface archaeological or historical resources as defined in CEQA Guidelines Section 15064.5 and California Public Resources Code Sections 21084.1 and 21083.2 or disturb human remains.	Significant	MM 4.4-1, listed below	Less than significant
Impact 4.4-2: Project construction could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Significant	MM 4.4-2, listed below	Less than significant
Impact 4.4-3: The proposed project could contribute to cumulative losses of archaeological, historic, prehistoric, and paleontological resources in the greater Sacramento region.	Significant	MM 4.4-3, listed below	Less than significant
<p>MM 4.4-1 Prior to commencement of site clearing and project grading, the project applicant shall retain a qualified archaeologist to train construction personnel on the types of cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains) that could be encountered during construction activities. If resources are uncovered, the contractor shall implement the following measures:</p> <ul style="list-style-type: none"> Comply with City of Citrus Heights General Plan Policy 42.1 by halting construction activities within 50 feet of the resources, and immediately notifying the City of Citrus 			

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<p>Heights' (City's) Community and Economic Development Director and coordinating any necessary investigation of the site with a qualified archaeologist to assess the nature and extent of the resources of concern.</p> <ul style="list-style-type: none"> Should potential impacts to the resources be found to be significant, the project applicant shall implement any management recommendations made by the qualified archaeological professional, including providing sufficient time before resuming construction activities within 50 feet of the find to appropriately implement the management recommendations, and shall pay all costs associated with any recovery activities. Management recommendations for historical or unique archaeological resources will follow all applicable requirements contained in California Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4, depending on the nature of the resource, and could include resource avoidance or data recovery excavations, where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects. <p>MM 4.4-2 Prior to commencement of site clearing and project grading, the project applicant shall retain a qualified paleontologist to train construction personnel on the types of fossils that could be encountered during construction activities.</p> <p>If potential paleontological resources are detected by construction workers or City staff during construction of future land uses, all work within 50 feet of the find shall stop immediately and the developer shall consult with a qualified paleontologist to assess the significance of the find. If any find is determined to be significant by the qualified paleontologist, then representatives from the City of Citrus Heights and the qualified paleontologist and/or paleontologist would meet to determine the appropriate course of action to avoid significant impacts to the greatest extent feasible. These measures could include, but are not limited to, construction worker personnel education, redesign of the project, resource recovery and curation of specimens, and/or other measures considered appropriate based on the specific nature of the find.</p> <p>MM 4.4-3 Implement MM 4.4-1 and 4.4-2, which require that construction work be halted if potential archaeological, historic, prehistoric, and/or paleontological resources are detected and additional actions be undertaken to avoid significant impacts to the greatest extent feasible.</p>			
<i>Hazards and Hazardous Materials</i>			
Impact 4.5-1: The proposed project could transport, use, or dispose of hazardous materials or result in an accidental release of hazardous materials into the environment.	Construction Impacts: Significant	MM 4.5-1, listed below	Less than significant
	Operational Impacts: Less than significant	None	Less than significant
Impact 4.5-2: The transport, use, or disposal of hazardous materials or accidental releases of hazardous materials into the environment from buildout of the City of Citrus Heights General Plan could expose City residents to hazardous materials.	Less than significant	None	Less than significant
MM 4.5-1	A comprehensive survey for the presence of asbestos-containing material (ACM) and lead-based paint (LBP) shall be conducted at the Fountain Square project site prior to any demolition activities. Demolition of buildings containing ACM and/or LBP and disposal of these materials must be conducted in accordance with state and federal regulations, including the U.S. Environmental Protection Agency's (EPA's) Asbestos National Emissions Standards for Hazardous Air Pollutants, the California Occupational Safety and Health Administration's Construction Lead Standard (8 CCR 1432.1), and California Department of Toxic Substances Control		

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Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
and EPA requirements for disposal of hazardous waste. Disposal of any ACM and/or LBP found on the site shall be carried out by a contractor trained and qualified to conduct lead- or asbestos-related construction work and in accordance with the appropriate state and federal standards to ensure that these materials are not released into the air in the project vicinity.			
<i>Land Use and Planning</i>			
Impact 4.6-1: The project could conflict with an applicable land use plan.	Less than significant	None	Less than significant
Impact 4.6-2: The project could be incompatible with adjacent and surrounding uses.	Less than significant	None	Less than significant
<i>Noise</i>			
Impact 4.7-1: The proposed project could expose people to or generate noise levels in excess of General Plan standards or could result in a significant increase in noise levels.	Less than significant	None	Less than significant
Impact 4.7-2: The proposed project could generate excessive groundborne vibration or groundborne noise levels.	Less than significant	None	Less than significant
Impact 4.7-3: Project construction could create a substantial temporary or periodic increase in ambient noise levels to those existing without the project.	Less than significant	None	Less than significant
Impact 4.7-4: The proposed project could contribute to cumulative increases in noise levels in excess of General Plan standards.	Less than significant	None	Less than significant
<i>Transportation and Circulation</i>			
Impact 4.8-1: Under the Existing Plus Project condition, the proposed project may conflict with applicable plans and congestion management programs by changing the Level of Service (LOS) at intersections that would serve the project, specifically by reducing LOS below the minimum allowable LOS established by the General Plan, increasing traffic volumes in an intersection that operates unacceptably by more than five percent, or causing an all-way stop-controlled or side-street stop-controlled intersection to meet Caltrans signal warrant criteria.	Less than significant	None	Less than significant
Impact 4.8-2: Under the Existing Plus Project condition, the proposed project may conflict with applicable plans and congestion management programs by resulting in temporary but prolonged adverse effects on intersection LOS during project construction.	Significant	MM 4.8-1, listed below	Less than significant
Impact 4.8-3: The project could conflict with an applicable plan or program that establishes minimum required parking standards for the proposed land use, which could result in an increase in off-site parking demand above that which is desired by the City in the immediate project area.	Less than significant	None	Less than significant

Table 2-1
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
Impact 4.8-4: The project could substantially increase hazards due to a design feature, incompatible uses, or failure to meet City or industry standard design guidelines for vehicle queueing, on-site circulation, access (including access for service and delivery trucks), and parking areas.	Vehicle Queueing: Significant	MM 4.8-2, listed below	Less than significant
	On-Site Circulation, Access, and Parking: Less than significant	None	Less than significant
Impact 4.8-5: The project could result in inadequate emergency access during construction and/or operation.	Less than significant	None	Less than significant
Impact 4.8-6: The project could conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, including adding trips to an existing bicycle or pedestrian facility that does not meet current design standards, failing to provide accessible and safe pedestrian connections between buildings and to adjacent streets and transit facilities, or create demand for public transit services above the available or planned capacity.	Less than significant	None	Less than significant
Impact 4.8-7: Under the Cumulative Plus Project condition, the proposed project may conflict with applicable plans and congestion management programs by changing the Level of Service (LOS) at intersections that would serve the project, specifically by reducing LOS below the minimum allowable LOS established by the General Plan, increasing traffic volumes in an intersection that operates unacceptably by more than five percent, or causing an all-way stop-controlled or side-street stop-controlled intersection to meet Caltrans signal warrant criteria.	Less than significant	None	Less than significant
Impact 4.8-8: Under the Cumulative Plus Project condition, the project could substantially increase hazards due to failure to meet City or industry standard guidelines for vehicle queueing.	Significant	MM 4.8-2, listed below	Less than significant
MM 4.8-1: Prior to issuance of demolition, grading, or building permits for either project component, the project developer shall prepare a Construction Traffic Management Plan that shall be subject to approval by the City's General Services Department. The goal of the Construction Traffic Management Plan will be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The plan will include: the number and size of trucks per day, expected arrival/departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The following performance standards in the Construction Traffic Management Plan shall be adhered to. The City's General Services Department staff shall conduct monitoring during construction to ensure that these standards are met throughout project construction: <ul style="list-style-type: none"> • Delivery trucks do not idle/stage on Greenback Lane and Fountain Square Drive. • All delivery trucks shall use Greenback Lane and Fountain Square Drive (versus Stock Ranch Road) to access each site. An exception will be allowed for trucks coming from local destinations to the north. 			

Table 2-1
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation Measures (MMs)	Significance After Mitigation
<p>MM 4.8-2</p> <ul style="list-style-type: none"> Any lane closures on westbound Greenback Lane during City Hall demolition or the construction of the Medical Office Building are limited to a single lane during off-peak hours (8:30 AM to 3:30 PM). All construction employees shall park on-site or in designated lots owned by the City of Citrus Heights. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (such as rocks) that could otherwise impede travel and impact public safety. The median modifications on Fountain Square Drive should be completed prior to commencing other work on the site so that trucks can depart southbound on Fountain Square Drive. <p>The project applicant for the Medical Office Building shall construct improvements necessary to lengthen the eastbound left-turn lane at the Greenback Lane/Fountain Square Drive intersection from 275 to 325 feet by converting a portion of the median into a turn lane. The project applicant for the Medical Office Building shall also provide funding to the City of Citrus Heights to modify the traffic signal timings at the Greenback Lane/Fountain Square Drive intersection to provide more green time for the eastbound left-turn lane. This modification can consist of adding advance detection in the turn lane or increasing the maximum green time for this movement. The City's General Services Department staff shall verify that these improvements are complete prior to the City's issuance of a certificate of occupancy for the Medical Office Building.</p>			

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