

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Laguna Main Street Apartments Project

Lead Agency: City of Elk Grove, Development Services, Planning Division Contact Person: Sarah Kirchgessner
Street Address: 8401 Laguna Palms Way Phone: (916) 478-2245
City: Elk Grove Zip: 95758 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: City of Elk Grove
Cross Streets: Vaux Avenue and Laguna Main Street Zip code: 95758
Lat/Long/: 38 ° 25 ' 33.2 " N 121 ° 28 ' 14.8 " W Total Acres: 5.86
Assessor's Parcel No: 119-1110-009, -010, -013, and -014 Section: 30 Twp: 7N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: I-5 Waterways: Sacramento River
Airports: N/A Railways: UPRR Schools: Joseph Sims Elementary, John Ehrhardt Elementary, Stone Lake Elementary

Document Type:

- CEQA:** NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: Major Design Review, Special Parking Permit
(Subdivision, etc.)

Development Type:

- Residential: Units 148 Acres 5.86 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: Currently, the Project site is undeveloped and consists primarily of ruderal grasses which are regularly disked. Per the City's General Plan, the site is designated Community Commercial (CC). The site is zoned Limited Commercial (LC).

Project Description: The Project would include the development of two apartment complexes consisting of 74 multi-family residential units each. The 148 total units would be spread throughout six separate three-story buildings. The two apartment complexes would be separated by Laguna Main Street. The proposed apartment complexes would include two clubhouses, a pool and spa, outdoor common areas, and covered parking, as well as tuck under garages. The Project would require the approval of a General Plan Amendment (GPA) and a rezone to change the site's General Plan land use and zoning designations to Residential Mixed Use, and a Major Design Review. A Special Parking Permit reduction of 14.7 percent would also be required.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date 04/23/2021 Ending Date 05/24/2021

Lead Agency: City of Elk Grove Development Services,
Planning Division Sponsor: KF Properties, Inc.

Consulting Firm: Raney Planning & Management, Inc. Address: 9105 Laguna Main Street, Suite #103

Address: 1501 Sports Drive, Suite A City/State/Zip: Elk Grove, CA 95758

City/State/Zip: Sacramento, CA 95834 Phone: (916) 619-0781

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 4/22/2021

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

