

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Laguna Main Street Apartments Project

Lead Agency: City of Elk Grove, Development Services, Planning Division

Contact Name: Sarah Kirchgessner, Senior Planner

Email: skirchgessner@elkgrovecity.org

Phone Number: (916) 478-2245

Project Location: Elk Grove

Sacramento

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The Project site consists of 5.86 acres located south of the Vaux Avenue and Laguna Main Street intersection in the City of Elk Grove, California. The site is identified by Assessor ' s Parcel Numbers (APN) 119-1110-009, -010, -013, and -014. Per the City's General Plan, the site is designated Community Commercial (CC) and the site is zoned Limited Commercial (LC).

The Laguna Main Street Apartments Project (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 be accessible by Vaux Avenue, Nolan Street, and Peets Street. Implementation of the Project would require a General Plan Amendment, Rezone, Major Design Review, and a Special Parking Permit reduction of 14.7 percent.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND measures require the following: specific avoidance and minimization measures to protect potentially occurring special-status wildlife species; take avoidance surveys for protected wildlife species; cultural resources and tribal cultural resources sensitivity and awareness training; specific protocols if any previously unknown cultural resources, tribal cultural resources, or paleontological resources are discovered during ground-disturbing activities; incorporation of geotechnical recommendations into project design; compliance with the City's Climate Action Plan; soil sampling of the soils along the northern project site boundary with Vaux Avenue; implementation of a Storm Water Pollution Prevention Plan and compliance with the City's MS4 permit; and compliance with noise reduction measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Elk Grove has not yet received comments on the proposed project that raise issues or areas of controversy. However, typical concerns related to development within the City include:

- Aesthetic concerns;
- Increase in GHG emissions;
- Adverse effects on wildlife and their habitats; and
- Traffic impacts.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife;  
Regional Water Quality Control Board; and  
Sacramento Metropolitan Air Quality Management District.