Print Form

# 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: Stathos Self Storage Project

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

Contact Name: Sarah Kirchgessner, Project Planner

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Project Location: Elk Grove (*City*) Sacramento (*County*)

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

The 7.71-acre project site is located at 6901 Elk Grove Boulevard in the City of Elk Grove, California. The project site, identified by Assessor's Parcel Numbers (APNs) 116-0061-010 and -042, is currently undeveloped and contains 72 trees. The City of Elk Grove General Plan designates the site as Low Density Residential (LDR) and the site is zoned Low Density Residential with a maximum of five dwelling units per acre (RD-5).

The proposed project would include development of a 160,902-square-foot (sf) self-storage facility comprised of six single-story self-storage buildings ranging in size from 9,800 sf to 20,052 sf and a two-story office building. The latter structure would consist of an office on the ground-level floor; a two-bedroom, two-bathroom apartment for the onsite resident manager on the second floor; and an associated three-car garage. The project would also include two 19,750 sf RV storage areas, which would later be converted into standard storage buildings. Primary site access would be provided by a driveway off of Elk Grove Boulevard. A security gate would be installed at the entrance of the storage facility. The necessary entitlements include a General Plan Amendment from LDR to Community Commercial (CC), a corresponding Rezone from RD-5 to General Commercial (GC), a Conditional Use Permit to allow the proposed use in a GC zone, Major Design Review, and Tree Removal Permit.

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: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, 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: use of higher-tier construction equipment engines; pre-construction surveys for protected wildlife species; specific avoidance and minimization measures to protect potentially occurring special-status 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; implementation of a Storm Water Pollution Prevention Plan and compliance with the City's MS4 permit; and compliance with noise reduction measures during construction.

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 (CDFW);
- Regional Water Quality Control Board (RWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD); and
- United States Fish and Wildlife Service (USFWS).