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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: Verde Cruz Townhomes

Lead Agency: Sacramento County

Contact Name: Rebecca Boschee

Email: boscheer@saccounty.gov Phone Number: 916-874-3104

Project Location: Carmichael (*City*) Sacramento (*County*)

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

1. A Tentative Subdivision Map to divide an approximately 1.75 acre parcel into 17 residential lots and one common/landscape area lot in the Residential (RD-10) Natural Streams (NS) zoning district.
2. A Use Permit to allow more than 10 attached single-family dwelling lots in the RD-10(NS) zoning district.
3. A Special Development Permit to allow the proposed project to deviate from Sacramento County development standards.
4. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

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

The proposed townhomes will be constructed adjacent to Manzanita Avenue which has been identified as a significant noise source. Mitigation has been added for Buildings Block A & Block B (adjacent to Manzanita Avenue) will be required to install exterior windows and doors on the parallel and perpendicular sides of the second and third floor facades with an STC rating of 30. A total of 537 dbh of native oak trees will be removed from the property and can be mitigated by paying a fee into the Sacramento County Tree Preservation Fund. Surveys for area birds will need to be conducted prior to the start of construction. Mitigation has been added in the case of cultural resource unanticipated discoveries. Mitigation has been added for no natural gas and EV charging in order to reduce greenhouse gas impacts. A Level 4 Drainage Study will be required to demonstrate that the project will not adversely impact the FEMA floodplain and floodway. Since work will be occurring within Verde Cruz Creek with the development of the new outfall, mitigation measures have been added for compliance with the Clean Water Act Sections 404 and 401.

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

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