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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: Creekside Apartments

Lead Agency: City of Folsom

Contact Name: Josh Kinkade

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Project Location: City of Folsom, Sacramento County
City *County*

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

The Creekside Apartments project is a 188-unit multi-family rental housing community with a mix of one-, two-, and three-bedroom units arranged in four, four-story buildings. The project site would include surfaced driveways and parking spaces surrounding the four buildings to accommodate 334 parking stalls. The project site would also include a 5,900 square foot clubhouse/leasing office with indoor amenities, as well as landscaping and outdoor amenities such as a swimming pool, lounge, outdoor patio with seating, covered outdoor kitchen with barbeque, and a multi-sport court for sports such as basketball.

The project will require a tentative map combining the three (3) project parcels; a Planned Development Permit (PD Permit); and a Conditional Use Permit (CUP).The purpose of the PD Permit is to allow for greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. With the PD Permit, the projects site plan, elevations, and overall project design would be evaluated, and specific development standards would be defined. A CUP is required to allow for development of a four-story, multi-family apartment complex that exceeds 35 ft in height.

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

Mitigation Measure (MM) BIO-1: Special-Status Plant Species (Less than significant with mitigation)
MM BIO-2: Western Pond Turtle (Less than significant with mitigation)
MM BIO-3: Nesting Raptors and Other Birds (Less than significant with mitigation)
MM BIO-4: Roosting Bats (Less than significant with mitigation)
MM BIO-5: Worker Environmental Awareness Training (Less than significant with mitigation)
MM BIO-6: No Net Loss of Valley Oak Woodland (Less than significant with mitigation)
MM BIO-7: USACE Compliance (Less than significant with mitigation)
MM BIO-8: Protected Tree Mitigation (Less than significant with mitigation)
MM CUL-1: Accidental Discovery of Cultural Resources (Less than significant with mitigation)
MM CUL-2: Accidental Discovery of Human Remains (Less than significant with mitigation)
MM GEO-1: Evaluation of Corrosivity to On-Site Soils (Less than significant with mitigation)
MM GEO-2: Implementation of Reccomendations in the Geotechnical Report (Less than significant with mitigation)
MM GEO-3: Avoid and Minimize Impacts to Paleontological Resources (Less than significant with mitigation)
MM GHG-1: Bicycle Parking (Less than significant with mitigation)
MM GHG-2: High-Performance Diesel (Less than significant with mitigation)
MM GHG-3: Electric Vehicle Charging (Less than significant with mitigation)
MM GHG-4: Enhanced Construction Waste Diversion (Less than significant with mitigation)
MM GHG-5: Water Efficiency (Less than significant with mitigation)
MM NOI-1: Construction Hours/Scheduling (Less than significant with mitigation)
MM TCR-1: Unanticipated Discovery of TCRs (Less than significant with mitigation)

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

N/A

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