

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: Summer Villas Special Planning Area Project

Lead Agency: City of Elk Grove, Development Services Department

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Project Location: Elk Grove
City

Sacramento
County

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

The approximately 116-acre site is currently developed with a single-family residence and barn in the northwest corner of the site. The remainder of the site consists of grassland vegetation, which is used for grazing. In addition, Laguna Creek tributaries generally run from the northern boundary of the site to the southern boundary of the site. The site is located within the City's Rural Area Community Plan. Both the Rural Area Community Plan and the City of Elk Grove General Plan designate the site as Rural Residential (RR). The site is zoned Agricultural Residential-Two Acre Minimum (AR-2).

The proposed project would require City approval of a General Plan/Rural Area Community Plan Amendment and a Rezone to allow for the creation of the 116-acre Summer Villas Special Planning Area (SPA). The Summer Villas SPA project contains three distinct sub-zones: 1) Active Adult Neighborhood (71.3 acres), 2) Laguna Creek Open Space (20.3 acres), and 3) Waterman Recreational Open Space (19.4 acres). It should be noted that the remaining five acres of the site would be dedicated to the Waterman Road and Sheldon Road right-of-way (ROW). In addition, subsequent potential development of the 116-acre site would include a maximum of 499 age-restricted single-family homes, as well as various associated improvements, such as a private community recreation center/clubhouse, private park space, trails and open space areas, landscaping, and a number of on- and off-site roadway and utility improvements.

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

The EIR will include the following chapters:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions (including Energy);
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning/Population and Housing;
- Noise;
- Public Services/Utilities and Service Systems;
- Transportation;
- Effects Not Found to be Significant;
- Statutorily Required Sections; and
- Alternatives Analysis.

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 regarding the proposed project that raise issues of concern or areas of controversy. However, typical concerns related to development within the City include:

- Increases in air quality and greenhouse gas emissions and impacts to climate change;
- Adverse effects on aesthetics;
- Increases in vehicle traffic;
- Biological impacts associated with wildlife and plant habitats; and
- Increases in noise.

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

Sacramento Metropolitan Air Quality Management District;
California Department of Fish and Wildlife;
Central Valley Regional Water Quality Control Board; and
U.S. Army Corps of Engineers.