

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 Flats Project

Lead Agency: City of Elk Grove, Development Services Department

Contact Name: Sara Kirchgessner, Senior Planner

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Phone Number: (916) 478-2245

Project Location: Elk Grove
City

Sacramento
County

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

The approximately 27.6-acre project site is located northeast of the Waterman Road and Rancho Drive intersection in Elk Grove, CA. Currently, the site is undeveloped with flat to gently sloping grassland which contain depressions that allow for pooling. Aboveground distribution power lines, utility poles, and barbed wire fencing, proceed in a north-to-south direction along Waterman Road, parallel to the site's western boundary. Transmission towers and overhead power lines extend through the site and its easements in a north-to-south direction. Additionally, three trees occur along the western boundary. The site is located within the East Elk Grove Sub-Area of the Eastern Elk Grove Community Plan. The City of Elk Grove designates the site as Low Density Residential (LDR) and Resource Management and Cons

The proposed project would consist of a subdivided single-unit residential community, comprised of 120 residential lots, as well as new internal roadways and frontage improvements, associated utility improvements, 14.7 acres of open space, an open space trail and pedestrian paseo, and new landscaping. The Applicant is requesting City approval of a General Plan Amendment, Community Plan Amendment, Rezone, Small Lot Tentative Subdivision Map, Subdivision Design Review, and Master Home Plan Design Review. The Project includes a Design Exception for two (2) dead end stub streets.

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, Greenhouse Gas Emissions, and 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 and Utilities;
- 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.