

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: Laguna Miral Apartments Project

Lead Agency: City of Sacramento, Community Development Department

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Project Location: Sacramento

Sacramento

City

County

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

The approximately 4.1-acre project site is located at 8740 Bruceville Road in the City of Sacramento, California. The site is currently undeveloped and currently contains several trees along the southern boundary and one protected oak tree on the western boundary. A narrow portion of Jacinto Creek located north of the project site. The Sacramento South Area Community Plan land use designation for the project site is Residential Mixed Use (RMU) and the project site is zoned Laguna Meadows Planned Unit Development Office Business Low-Rise Mixed-Use (OB-PUD). The project site is also located within the Laguna Meadows Planned Unit Development (PUD) area.

The proposed project would include the development of a 125-unit apartment complex with five three-story buildings containing 24 units, two patio areas, and two storage rooms each. On-site amenities would include an outdoor pool, kids play area, and a two-story community building with a leasing office and community room on the first floor and five residential units on the second floor. A total of 185 parking spaces would be provided, including nine accessible and seven motorcycle spaces, with site access provided by two new connections to Bruceville Road. Improvements along the Bruceville Road frontage would include new landscaping, curbs, gutters, and new sidewalks that would connect to the existing sidewalks located north and south of the site. The proposed project would require approval of a Laguna Meadows PUD Schematic Plan Amendment, as well as being subject to the City's Site Plan and Design Review process.

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: Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Noise; Tribal Cultural Resources; and Mandatory Findings of Significance.

However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include: pre-construction surveys and avoidance measures if special-status species are found during the surveys; compliance with tree-protection/tree permit requirements; preparation of, and compliance with the recommendations of a project-specific geotechnical analysis; implementation of avoidance and minimization measures should cultural, tribal cultural, or paleontological resources be encountered during project construction; preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of all best management practices (BMPs) required therein; and implementation of noise reduction measures during construction activities.

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

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- adverse impacts to wildlife habitat;
- increases in ambient noise;
- increases in air quality pollutant/greenhouse gas emissions;
- increases in local traffic; and
- potential impacts to previously unknown cultural or tribal cultural resources.

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
- U.S. Fish and Wildlife Service (USFWS).