

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: Dunisch GPA, Rezone, and Map Project

Lead Agency: City of Elk Grove, Current Planning Division

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Project Location: Elk Grove

Sacramento

City

County

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

The project site is located west of the intersection of West Stockton Boulevard and Dunisch Road in the City of Elk Grove, California. The approximately 14.4-acre project site, identified by Assessor's Parcel Number (APN)s 116-0050-010, -011, -013, -027, -030, -031, and -034, is currently undeveloped and consists of ruderal grasses that appear to be regularly disked for weed abatement. Surrounding existing uses include single-family residences to the north, across Dunisch Road; the Laguna Gateway shopping center to the south and east, across West Stockton Boulevard; California State Highway 99 (SR 99) further east; and single-family residences and Elk Grove/Laguna Creek to the west. The City of Elk Grove General Plan designates the site as Regional Commercial (RC) and the site is zoned Shopping District (SC).

The project would include the subdivision of the 14.4-acre project site, and subsequent development of 111 single-family residential units. The project would also include frontage improvements along Dunisch Road and West Stockton Boulevard, consisting of landscaping and new sidewalks. The project would include construction of an internal roadway system. Primary site access would be provided by two streets off of Dunisch Road. The Project also includes on- and off-site frontage improvements on Dunisch Road. The Project requires approval of a General Plan Amendment (GPA), Rezone, Tentative Subdivision Map, Subdivision Design Review, Design Exceptions, and Tree Permit.

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, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND requires the following: specific avoidance and minimization measures to protect potentially occurring special-status wildlife species; protocol-level preconstruction surveys for protected wildlife species; botanical surveys for protected special-status plants; cultural resources and tribal cultural resources sensitivity and awareness training; specific protocols if any previously unknown cultural resources, tribal cultural resources, or paleontological resources are discovered during ground-disturbing activities; compliance with the City's Climate Action Plan; implementation of a Storm Water Pollution Prevention Plan and compliance; and compliance with noise reduction measures.

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

- Increases in greenhouse gas emissions;
- Adverse effects on special-status wildlife and their habitats;
- Increases in noise pollution; and
- Impacts to water quality.

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

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife;
- Regional Water Quality Control Board;
- Sacramento Metropolitan Air Quality Management District; and
- United States Fish and Wildlife Service.