Print Form

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 #: 2024080407

Project Title: Summer Villas Special Planning Area Project

Lead Agency: City of Elk Grove, Development Services Department

Contact Name: Kyra Killingsworth, Senior Planner

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Project Location: Elk Grove (*City*) Sacramento (*County*)

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

The approximately 115.9-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 115.9-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 115.9-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 Draft EIR identifies significant impacts for the following CEQA environmental topic areas: 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; and transportation. As described in the Draft EIR, all impacts related to Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; and Hydrology and Water Quality can be fully mitigated to less-than-significant levels through the mitigation measures incorporated in the Draft EIR. However, potential impacts related to Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Land Use and Planning/Population and Housing; Noise; and Transportation have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Draft EIR.

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

Areas of known controversy for the proposed project include the following:

- Project description detail;
- Adverse effects on aesthetics;
- Increases in air quality and greenhouse gas emissions and impacts to climate change;
- Biological impacts associated with wildlife and plant habitats;
- Wildfire risk;
- Potential presence of fertilizers/pesticides resulting from former agricultural uses at site;
- Impacts related to hydrology and water quality;
- Compatibility with existing zoning, infrastructure, and surrounding areas;
- Increases in noise;
- Increased demand on public services and utilities;
- Increases in vehicle traffic;
- Sac Sewer; and
- Elk Grove Water District/Sacramento County Water Agency

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;
U.S. Army Corps of Engineer;
SacSewer; and
Elk Grove Water District/Sacramento County Water Agency.