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 #: 2024100487

Project Title: Summer Flats Project

Lead Agency: City of Elk Grove, Development Services Department

Contact Name: Sarah Kirchgessner, Senior Planner

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

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

The approximately 27.6-acre project 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. Three easements containing transmission towers, utility poles, and overhead power transmission lines are generally located within the eastern half of the site. A number of non-native trees are located throughout the site and along the site boundaries, the majority of which are located beneath the on-site powerline towers. The Elk Grove General Plan designates a portion of the western side of the site (APNs 127-0150-001 and -002) as Low Density Residential (LDR) and the remainder of the site is designated Resource Management and Conservation (RMC). Similarly, a portion of the western site is zoned Low Density Residential – Maximum Four Dwelling Units per Acre (RD-4) and the remainder of the site is zoned Open Space (O).

The 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 Project would require City approval of General Plan Amendments, Community Plan Amendments, a Rezone, Small Lot Tentative Subdivision Map, and Subdivision Design Review. The Project includes a Design Exception for two dead-end street stubs.

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: Greenhouse Gas Emissions; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; 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; Hydrology and Water Quality; and Noise can be fully mitigated to less-than-significant levels through the mitigation measures incorporated in the Draft EIR. However, potential impacts related to Greenhouse Gas Emissions 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:

• Accurately describing the Project, including the Project's characteristics, existing site features, development features, and construction activities.
• The Project's visual character and consistency with City standards, as well as lighting impacts.
• Construction related dust impacts.
• Generation of significant greenhouse gas emissions and potential emissions caused by vehicle miles traveled (VMT).
• Tribal consultation should be conducted.
• Potential contamination impacts associated with the site's agricultural use.
• Potential contamination related to fill materials.
• Potential impacts related to disturbance of contaminated soils from nearby former landfill site.
• Increased off-site runoff.
• Wastewater discharges and compliance with the SWRCB Antidegradation Policy.
• Compliance with all federal, state, and regional permitting regulations.
• Contaminants in stormwater and the associated impacts to people, wildlife, and groundwater.
• Consistency with the Central Valley RWQCB Basin Plan, and impacts to the quality of surface and groundwater.
• Construction causing noise pollution for existing neighborhoods, and noise levels associated with increased traffic in the Waterman Meadows Neighborhood.
• Capacity of local schools.
• Potentially increased traffic safety hazards at Waterman Road, Elk Grove Boulevard, and Bond Road, as well as nearby intersections.
• Impacts related to increased VMT, compliance with City roadway standards and Transportation Impact Fees, and traffic impacts associated with the proposed Street A and Street C.
• Cumulative traffic impacts associated with planned development in the region.
• Sight and distance issues at the Rancho Drive intersection.

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

• Cosumnes Community Services District (CCSD);
• Regional Water Quality Control Board (RWQCB) – Central Valley Region;
• Sacramento Area Sewer District (SacSewer);
• Sacramento Metropolitan Air Quality Management District (SMAQMD);
• California Department of Fish and Wildlife (CDFW);
• U.S. Fish and Wildlife Service (USFWS);
• Federal Emergency Management Agency (FEMA);
• Elk Grove Water District (EGWD) and Sacramento County Water Agency (SCWA); and
• U.S. Army Corps of Engineers (USACE).