

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024080407

Project Title: Summer Villas Special Planning Area Project

Lead Agency: City of Elk Grove, Development Services Department Contact Person: Kyra Killingsworth, Senior Planner
Street Address: 8401 Laguna Palms Way Phone: (916) 478-3684
City: Elk Grove Zip: 95758 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Elk Grove

Cross Streets: Sheldon Road/Waterman Road Zip code: 95624

Lat/Long/: 38 ° 26 ' 4.15 " N / 121 ° 20 ' 54.97 " W Total Acres: 115.9

Assessor's Parcel No. 127-0010-077 Section: 29 Twp: 7N Range: 6E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Laguna Creek

Airports: N/A Railways: UPRR Schools: Pleasant Grove High School; Katherine L Albiani Middle School; Edna Batey Elementary School; James Mc Kee Elementary School; Raymond Case Elementary School; Merryhill Preschool; Maeola R. Beitzel Elementary School; Sheldon High School; Bradshaw Christian High School; Elk Grove Elementary School; and Arthur C Butler Elementary School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexion
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: SPA Ordinance, Text Amendment to the EGMC, Rural Area Community Plan Amendment

Development Type:

Residential: Units 499 Acres 71.3 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational Open space 39.7 acres Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have a Significant or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Energy; Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: 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).

Project Description: 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.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____ |

Local Public Review Period

Starting Date October 10, 2025 Ending Date November 24, 2025

Lead Agency (Complete if applicable):

Applicant: Sheldon Business Park, Ltd.

Consulting Firm: Raney Planning & Management, Inc.

Address: 9501 Sheldon Road

Address: 1501 Sports Drive, Suite A

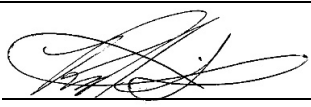
City/State/Zip: Elk Grove, CA 95624

City/State/Zip: Sacramento, CA 95834

Phone: (916) 705-4451

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  _____ **Date:** 10/10/25

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.