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 ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: SPA Ordinance, Text Amendment to the EGMC, Rural Area Community Plan Amendment, Rural Roads Policy and Rural Roads Improvement Standards Amendment

Development Type:

☒ Residential: *Units* 499 *Acres* 71.3
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational _____
☒ Recreational Open space 39.7 acres

☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ 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 *Appendix C*

continued

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

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

Local Public Review Period

Starting Date October 23, 2026 Ending Date November 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Rod Stinson

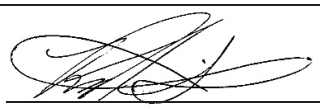
Phone: (916) 372-6100

Applicant: Sheldon Business Park, Ltd.

Address: 9501 Sheldon Road

City/State/Zip: Elk Grove, CA 95624

Phone: (916) 705-4451

Signature of Lead Agency Representative:  Date: 10/21/2026

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