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 # _____

Project Title: Summer Flats Project

Lead Agency: City of Elk Grove, Development Services Department Contact Person: Sara Kirchgessner, Senior Planner
Street Address: 8401 Laguna Palms Way Phone: (916) 478-2245
City: Elk Grove Zip: 95758 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Elk Grove
Cross Streets: Waterman Road/Rancho Drive Zip code: 95624
Lat/Long/: 38 ° 24 ' 53.47 " N/ 121 ° 21 ' 5.76 " W Total Acres: 27.6
Assessor's Parcel No. 127-0150-001, -002 and -009 Section: 32 Twp: 7N Range: 6E Base: MDBM
Within 2 miles: State Hwy#: 99 Waterways: Laguna Creek, LC Tributary 4, Elk Grove Creek
Airports: N/A Railways: UPRR Schools: Pleasant Grove High School; Katherine L Albiani Middle School; Edna Batey Elementary School; Radcliffe Academy; California Montessori Project; Elk Grove Kinder Care; James Mc Kee Elementary School; Elk Grove Montessori School; Joseph Kerr Middle School; Jesse Baker School; Ellen Feikert Elementary School; Elk Grove high School; and Elk Grove 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: Community Plan Amendment, Design Review, Design Exception

Development Type:

☒ Residential: *Units* 120 *Acres* 12.9
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational
☒ Recreational Open space 14.7 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 27.6-acre project site is located northeast of the Waterman Road and Rancho Drive intersection in Elk Grove, CA. Currently, the 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. Transmission towers and overhead power lines extend through the site and its easements in a north-to-south direction. Additionally, three trees occur along the western boundary. The site is located within the East Elk Grove Sub-Area of the Eastern Elk Grove Community Plan. The City of Elk Grove designates the site as Low Density Residential (LDR) and Resource Management and Conservation (RMC). The site is zoned Low Density Residential – Maximum Four Dwelling Units per Acre (RD-4) and Open Space (O).

Project Description: The proposed 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 Applicant is requesting City approval of a General Plan Amendment, Community Plan Amendment, Rezone, Small Lot Tentative Subdivision Map, Subdivision Design Review, and Master Home Plan Design Review. The Project includes a Design Exception for two (2) dead end stub streets.

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 & Mountains Conservancy
	Delta Protection Commission		San Joaquin River Conservancy
	Education, Department of		Santa Monica Mountains Conservancy
	Office of Public School Construction		State Lands Commission
	Energy Commission		SWRCB: Clean Water Grants
X	Fish & Game Region # 2	X	SWRCB: Water Quality
	Food & Agriculture, Department of		SWRCB: Water Rights
	Forestry & Fire Protection		Tahoe Regional Planning Agency
	General Services, Department of	X	Toxic Substances Control, Department of
	Health Services, Department of	X	Water Resources, Department of
	Housing & Community Development		Other:
	Integrated Waste Management Board		Other:
X	Native American Heritage Commission		

Local Public Review Period

Starting Date October 11, 2024 Ending Date November 12, 2024

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

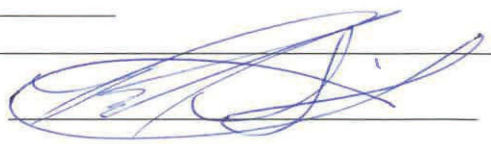
Phone: (916) 372-6100

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: 10/11/24

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