

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 # 2024100487

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 Amendments, Design Reviews, Design Exception

Development Type:

Residential: Units 120 Acres 12.9 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 14.7 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: Tribal Cultural Resources

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

Project Description: 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, Subdivision Design Review, and Master Home Plan Design Review. The Project includes a Design Exception for the elimination of two dead-end street stubs.

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 checked="" 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 April 21, 2026 Ending Date June 5, 2026

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:** 4/21/26

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