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

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: Community Plan Amendments, 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
☐ Agricultural Land/Forest
☐ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Greenhouse Gas Emissions
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☒ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☒ 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, and Subdivision Design Review. The Project includes a Design Exception for the elimination of two dead-end street stubs.

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
X	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 September 4, 2026 Ending Date September 14, 2026

Lead Agency City of Elk Grove

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: 8/31/26

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