

## 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: Milestone II Subdivision Project

Lead Agency: City of Elk Grove, Current Planning Division 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: City of Elk Grove

Cross Streets: Wayne Heintz Street and Wyland Drive Zip code: 95758

Lat/Long/: 38 ° 23 ' 53.77 " N 121 ° 20 ' 42.18 " W Total Acres: 10.38

Assessor's Parcel No: 134-0110-177 Section: 5 Twp: 6N Range: 6E Base: MDBM

Within 2 miles: State Hwy#: SR 99 Waterways: Consumnes River, Deer Creek, Elk Grove Creek, Laguna Creek

Airports: N/A Railways: UPRR Schools: Edna Batey Elementary School, Elk Grove Elementary School, Elk Grove High School, Florence Markofer Elementary School, Joseph Kerr Middle School, Katherine L Albani Middle School, Pleasant Grove High 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: Subdivision Design Review, Design Exceptions, Determination of Consistency with the General Plan

### Development Type:

☒ Residential: Units 56 Acres 10.38 ☐ 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 \_\_\_\_\_ ☐ 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 10.38-acre project site is currently vacant and previously graded. Surrounding existing uses include single-family residences to the north, east, and west, and the planned Unity Park, single-family residences, and the Saini Walking and Bicycle Trail to the south, across Wayne Heintz Street. The City of Elk Grove General Plan/Eastern Elk Grove Community Plan (EEGCP) designates the site as Public Services (PS) and the site is zoned Low Density Residential District 5 (RD-5) within the East Elk Grove overlay district.

**Project Description:** The proposed project includes the development of a residential subdivision consisting of 56 single-family lots with an average size of approximately 5,225 square foot (sf), as well as a 0.77-acre low impact development (LID) stormwater facility area located in the southwest corner of the site. The Project requires a General Plan Amendment/Community Plan Amendment (GPA/EEGCPA) to redesignate the site from PS to Low Density Residential (LDR), a Rezone for the site from RD-5 to RD-6 (six dwelling units per acre maximum), and approval of a Small Lot Tentative Subdivision Map with Abandonment of right-of-way, Subdivision Design Review, and Determination of Consistency with the General Plan for Abandonment of right-of-way that is no longer needed.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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

## Local Public Review Period

Starting Date June 13, 2025 Ending Date July 14, 2025

Lead Agency: City of Elk Grove, Current Planning Division Sponsor: Ryan Hatheway, Taylor Morrison of California, LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 81 Blue Ravine Road, Suite 220

Address: 1501 Sports Drive, Suite A City/State/Zip: Folsom, CA 95630

City/State/Zip: Sacramento, CA 95834 Phone: ( 916 ) 932-0970

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 06/05/2025

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