

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: The Reserve Specific Plan

Lead Agency: City of Elk Grove

Contact Person: Antonio Ablog

Mailing Address: 8401 Laguna Palms Way

Phone: (916) 627-3335

City: Elk Grove, CA

Zip: 95758

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: Elk Grove

Cross Streets: Southwest of Kammerer Road/West Stockton Blvd and State Route 99

Zip Code: 95757

Longitude/Latitude (degrees, minutes and seconds): 38 ° 22 ' 01.1 " N / 121 ° 22 ' 00.4 " W Total Acres: 850

Assessor's Parcel No.: 132-0151-018, -019, -020, -021, -022, 134-0220-063, -064, -065, -089, -090

Section: 18 Twp.: 6N

Range: 6E

Base: Mount Diablo

Within 2 Miles: State Hwy #: 99

Waterways: Cosumnes River

Airports: N/A

Railways: UPRR

Schools: Milwok Village, Carol Elementary, Franklin Elementary

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: _____**Development Type:**☒ Residential: Units ~3,500 Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. _____ Acres ~90 Employees _____☒ Industrial: Sq.ft. _____ Acres ~93 Employees _____☒ Educational: Elementary School ~10 acres☒ Recreational: ~100☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Light Industrial/Flex supporting light industrial and office activities**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHGs, Energy, Wildfire, Tribal Cultural, Paleontology**Present Land Use/Zoning/General Plan Designation:**

Agricultural-80 and South Study Area of the Elk Grove General Plan

Project Description: (please use a separate page if necessary)

The Reserve Specific Plan Area encompasses approximately 850 acres within the Kammerer/Hwy 99 Sphere of Influence Area, approved by the Sacramento Local Agency Formation Commission in February of 2018. The conceptual land use plan for the Specific Plan Area would provide for approximately 3,500 dwelling units, approximately 60 acres of land designated for commercial uses (plus 30 additional acres of commercial oriented toward supporting community and regional serving recreational facilities), and approximately 93 acres designated for light industrial and office activities, along with several parks (14 acres), an elementary school (10 acres), and two detention basins (44.1 acres). The Land Use Plan proposes higher-density residential and mixed-use development along the northern portion of the Specific Plan Area, consistent with the Livable Employment Area Community Plan's vision for the Kammerer Road corridor. Non-residential uses are focused in the eastern portion of the Specific Plan Area. Lower-density residential uses are proposed for the center and southern portions of the proposed Specific Plan Area, with the lowest residential densities along the southern boundary as the land use transitions back to agricultural-residential. The Land Use Plan incorporates a comprehensive bicycle and pedestrian network, which provides multi-use paths that connect the various residential neighborhoods, parks, school, and regional park. The proposed Land Use Plan would ultimately be implemented by the application of the appropriate City residential, commercial, open space, civic, and office/industrial zoning districts. In addition, subject to future planning and design led by the Cosumnes Community Services District, approximately 100 acres may be designed to include a regional sports facility, a portion for community serving parkland, and approximately 30 acres of commercial uses supportive of community and regional serving recreational facilities. The Specific Plan Area is located within an area where the Cosumnes Community Services District would provide fire protection, emergency medical, and parks and recreation services.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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

Local Public Review Period (to be filled in by lead agency)

Starting Date July 31, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>The Reserve at Elk Grove, LLC (John Stanek)</u>
Address: <u>2020 L Street, Suite 300</u>	Address: <u>888 San Clemente Drive, Suite 100</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Suzanne McFerran</u>	Phone: <u>(949) 720-3612</u>
Phone: <u>(805) 451-8254</u>	

Signature of Lead Agency Representative: _____ Date: 7/28/2026

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