

# 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 # _____
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## Project Title: Summer Villas Special Planning Area Project

Lead Agency: City of Elk Grove, Development Services Department Contact Person: Kyra Killingsworth, Senior Planner  
Street Address: 8401 Laguna Palms Way Phone: (916) 478-3684  
City: Elk Grove Zip: 95758 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Elk Grove  
Cross Streets: Sheldon Road/Waterman Road Zip code: 95624  
Lat/Long/: 38 ° 26 ' 4.15 " N/ 121 ° 20 ' 54.97 " W Total Acres: 116  
Assessor's Parcel No. 127-0010-077 Section: 29 Twp: 7N Range: 6E Base: MDBM  
Within 2 miles: State Hwy#: N/A Waterways: Laguna Creek  
Airports: N/A Railways: UPRR Schools: Pleasant Grove High School; Katherine L Albani Middle School; Edna Batey Elementary School; James Mc Kee Elementary School; Raymond Case Elementary School; Merryhill Preschool; Maeola R. Beitzel Elementary School; Sheldon High School; Bradshaw Christian High School; Elk Grove Elementary School; and Arthur C Butler 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  Other: SPA Ordinance, Text Amendment to the EGMC, Rural Area Community Plan Amendment  
(Subdivision, etc.)

### Development Type:

Residential: Units 499 Acres 71.3  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 39.7 acres  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

### Project Issues That May Have a Significant or Potentially Significant Impact:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
			<input checked="" type="checkbox"/> Other: <u>Energy; Tribal Cultural Resources</u>

**Present Land Use/Zoning/General Plan Designation:** The approximately 116-acre site is currently developed with a single-family residence and barn in the northwest corner of the site. The remainder of the site consists of grassland vegetation, which is used for grazing. In addition, Laguna Creek tributaries generally run from the northern boundary of the site to the southern boundary of the site. The site is located within the City's Rural Area Community Plan. Both the Rural Area Community Plan and the City of Elk Grove General Plan designate the site as Rural Residential (RR). The site is zoned Agricultural Residential-Two Acre Minimum (AR-2).

**Project Description:** The proposed project would require City approval of a General Plan/Rural Area Community Plan Amendment and a Rezone to allow for the creation of the 116-acre Summer Villas Special Planning Area (SPA). The Summer Villas SPA project contains three distinct sub-zones: 1) Active Adult Neighborhood (71.3 acres), 2) Laguna Creek Open Space (20.3 acres), and 3) Waterman Recreational Open Space (19.4 acres). It should be noted that the remaining five acres of the site would be dedicated to the Waterman Road and Sheldon Road right-of-way (ROW). In addition, subsequent potential development of the 116-acre site would include a maximum of 499 age-restricted single-family homes, as well as various associated improvements, such as a private community recreation center/clubhouse, private park space, trails and open space areas, landscaping, and a number of on- and off-site roadway and utility improvements.

**Reviewing Agencies Checklist**

*continued*

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 3
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Office of Public School Construction
- Energy Commission
- Fish & Game Region # 2
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5
- Resources Agency
- S.F. Bay Conservation & Development
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Public Review Period**

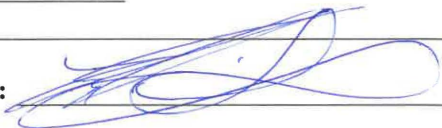
Starting Date August 9, 2024

Ending Date September 9, 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: 8/8/24

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