

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: Dunisch GPA, Rezone, and Map Project

Lead Agency: City of Elk Grove, Current Planning Division Contact Person: Sarah Kirchgessner, Senior Planner
 Mailing 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: West Stockton Boulevard and Dunisch Road Zip Code: 95758

Longitude/Latitude (degrees, minutes and seconds): 38 ° 25 ' 35.62 " N / 121 ° 24 ' 3.37 " W Total Acres: 14.4

Assessor's Parcel No.: 116-0050-010, -011, -013, -027, -030, -031, and -034 Section: 26 Twp.: 7N Range: 5E Base: MDBM

Within 2 Miles: State Hwy #: SR 99 Waterways: Elk Grove Creek, Camden Lake, Laguna Creek
 Airports: N/A Railways: UPRR Schools: Laguna Creek High School, etc. (see below)

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: See below

Development Type:

Residential: Units 111 Acres 14.4
 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 _____
 Water Facilities: Type _____ MGD _____ Other: _____

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: GHG Emissions, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

The approximately 14.4-acre project site is currently undeveloped. The City of Elk Grove General Plan designates the site as Regional Commercial (RC) and the site is zoned Shopping District (SC).

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

The proposed project includes development of a residential subdivision consisting of 111 single-family lots. The project includes frontage improvements along West Stockton Boulevard, consisting of landscaping and new sidewalks. The project includes construction of an internal roadway system and primary site access would be provided by two streets off of Dunisch Road. The project also includes on- and off-site frontage improvements on Dunisch Road. The project requires approval of a General Plan Amendment (GPA), Rezone, Tentative Subdivision Map, Subdivision Design Review, Design Exceptions, and Tree Permit.

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 and "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 # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 15, 2024 Ending Date December 16, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management, Inc.</u>	Applicant: <u>Thad Johnson, Pappas Investments</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>2020 L Street, 5th Floor</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Sacramento, CA 95811</u>
Contact: <u>Rod Stinson</u>	Phone: <u>(916) 447-7100</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative:  Date: 11/15/2024

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

Other schools in the project vicinity include: Harriet G. Eddy Middle School, Elitha Donner Elementary School, Foulks Ranch Elementary School, Ellen Feickert Elementary School, Joseph Kerr Middle School, Raymonds Case Elementary School, Irene B. West Elementary School, Edward Harris Jr. Middle School, John Ehrhardt Elementary School

Other local actions for the proposed project include: Subdivision Design Review, Design Exceptions, Tree Permit