



Community Development – Planning
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NOTICE OF AVAILABILITY
CITY OF ELK GROVE
SUMMER FLATS PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2024100487
NOTICE DATED APRIL 17, 2026

COMMENT PERIOD APRIL 21, 2026 TO JUNE 5, 2026

Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced Project. The Draft EIR analyzes the potential environmental effects associated with the proposed Summer Flats Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: City of Elk Grove

LEAD AGENCY CONTACT: Sarah Kirchgessner, Senior Planner
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PROJECT TITLE: Summer Flats Project PLNG23-006

PROJECT LOCATION: Immediately northeast of the Waterman Road/Rancho Drive intersection, within the East Elk Grove Sub-Area of the Eastern Elk Grove Community Plan, in the City of Elk Grove, California
APNs 127-0150-001, -002, and -009

PROJECT DESCRIPTION: The Project consists of a General Plan Amendment and Community Plan Amendment to redesignate the Project site from Low Density Residential/Resource Management and Conservation to Medium Density Residential/Resource Management and Conservation; a Rezone from RD-4/Open Space to RD-12/Open Space; a Tentative Subdivision Map and Subdivision Design Review to subdivide 3 parcels into 120 residential lots for t-court homes, as well as 1 water quality/detention basin lot, 1 open space lot, and 10 landscape lots. The Project includes a General Plan/Eastern Elk Grove Community Plan Amendment (text) to increase the maximum residential buildout for the East Elk Grove Sub-Area. The Project also requires the approval of a Design Exception for the elimination of a cul-de-sac bulb or similar turnaround at the end of the stub streets.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR evaluates Project impacts in the areas of aesthetics; air quality, greenhouse gas emissions, and energy; biological resources; cultural and tribal cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning/population and housing; noise; public services and utilities; and transportation.

The following impacts were identified in the Draft EIR as significant and unavoidable; that is, feasible mitigation is not available to reduce the Project's impact to a less-than-significant level:

- Impact 4.2-7: Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.
- Impact 4.11-4: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) – Vehicle Miles Traveled (VMT) in exceedance of the applicable thresholds of significance.

There are no sites in the Project area that are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5. Potential impacts associated with hazardous materials are addressed in Chapter 4.6, Hazards and Hazardous Materials, of the Draft EIR.

PUBLIC REVIEW PERIOD: A public review period for the Draft EIR will commence on **April 21, 2026**, and end on **June 5, 2026**, for a 45-day public comment period. The Draft EIR is available and written comments are sought from any interested individuals and/or public agencies on the document. Any written comments on the Draft EIR may be submitted to the Lead Agency at the above email address within the public review period. All comments must be received not later than 5:00pm on June 5, 2026. The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Elk Grove Planning Commission and City Council for their consideration.

Copies of the Draft EIR are available for review at:

- The City's offices at 8401 Laguna Palms Way
- The Elk Grove Library at 8900 Elk Grove Boulevard
- On the City's web site at <https://elkgrove.gov/planning/environmental-review>

PUBLIC MEETING: In addition to receiving written comments at the email address listed above, the City of Elk Grove will hold a public meeting on the Draft EIR on **Thursday, May 14, 2026 from 6:00 pm to 7:00 pm**, in the City Council Chambers at 8400 Laguna Palms Way, Elk Grove. Any interested person may attend and provide comments.

After the public review period, the Planning Commission will hold a public hearing to review the Project and Draft EIR and make recommendations to the City Council. The City Council will hold a public hearing to consider the Project and certification of the EIR. Notice of the time and date of the public hearings will be provided at a later date.