



CITY OF ELK GROVE  
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**NOTICE OF AVAILABILITY**  
**CITY OF ELK GROVE**  
**SUMMER VILLAS SPECIAL PLANNING AREA PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**STATE CLEARINGHOUSE No. 2024080407**  
**NOTICE DATED OCTOBER 10, 2025**

**COMMENT PERIOD OCTOBER 10, 2025 TO NOVEMBER 24, 2025**

*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 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  
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**PROJECT TITLE:** **Summer Villas Special Planning Area Project**

**PROJECT LOCATION:** Southeast of the intersection of Sheldon Road and Waterman Road, in the northeastern portion of the City of Elk Grove  
9350 Sheldon Road, APN 127-0010-077

**PROJECT DESCRIPTION:** The Project consists of a General Plan/Rural Area Community Plan Amendment to allow for the creation of the 115.9-acre Summer Villas Special Planning Area (SPA). The Summer Villas SPA 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) and the remaining five acres of the site are dedicated to the Waterman Road and Sheldon Road right-of-way (ROW). The SPA does not entitle any specific development proposals. Rather, the SPA adopts site-specific zoning, development standards, and criteria for future development proposals within the site. The subsequent potential development of the 115.9-acre site includes a maximum of 499 age-restricted (55+) active adult single residential unit homes, described in further detail below.

The 71.3-acre Active Adult Neighborhood sub-zone of the Summer Villas SPA includes two Active Adult Neighborhoods: the 31.3-acre West Neighborhood and the 40.0-acre East Neighborhood. The Draft EIR assumes a maximum of 349 age-restricted-unit residences would be developed in the East Neighborhood, and a maximum of 150 age-restricted single- residences-unit residences would be developed in the West Neighborhood, for a maximum of 499 age-restricted single-unit residences to be potentially developed within the SPA. The two neighborhoods are bisected by the centrally located Laguna Creek Open Space area, and the West Neighborhood is buffered from Waterman Road by the Waterman Recreational Open Space area. Development of the Summer Villas SPA would also include various associated site improvements, such as a private community recreation center/clubhouse, private park space, public trails, private and public open space areas, landscaping, and a number of on- and off-site roadway and utility improvements.

**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 4.1-1: In a non-urbanized area, substantially degrade the existing visual character or quality of views of the site and its surroundings.
- Impact 4.1-3: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- Impact 4.1-4: Long-term changes in visual character associated with cumulative development of the Project in combination with future buildout of the City of Elk Grove.
- 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 4.8-3: Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).
- Impact 4.8-5: Cumulative unplanned population growth.
- Impact 4.9-1: Generation of a substantial temporary increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- Impact 4.11-4: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

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 **October 10, 2025** and end on **November 24, 2025**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR may be submitted to the Lead Agency at the above address within the public review period.

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/current-planning-projects-and-area-plans/summer-villas-sheldon>

**PUBLIC MEETING:** The City of Elk Grove will receive public comments on the Draft EIR at a public meeting on **Thursday, November 13, 2025 at 6:00 pm**, in the City Council Chambers at 8400 Laguna Palms Way, Elk Grove.