

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: Sheldon Grove Project

Lead Agency: City of Elk Grove, Development Services, Planning Division Contact Person: Sarah Kirchgessner
Street 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: Northeast of Power Inn Road/Sheldon Road Intersection Zip code: 95758

Lat/Long/: 38 ° 26 ' 26.05 " N 121 ° 23 ' 22.83 " W Total Acres: 19.813

Assessor's Parcel No: 115-0150-042 Section: 24 Twp: 7N Range: 5E Base: MDBM

Within 2 miles: State Hwy#: SR 99 Waterways: Shortline Lake, Laguna Creek, Elk Grove Creek

Airports: N/A Railways: UPRR Schools: Roy Herburger Elementary School, Edward Harris Jr. Middle School, Monterey Trail High School, Irene B. West Elementary School

Document Type:

- | | | | |
|---|--|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Other: <u>Subdivision Design Review</u> |
- (Subdivision, etc.)

Development Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>123</u> Acres <u>19.813</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Other: _____ | |

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: Currently, the Project site is vacant and undeveloped and consists primarily of ruderal grasses which are regularly disked. Per the City's General Plan, the site is designated Community Commercial (CC). The site is zoned General Commercial (GC).

Project Description: The Sheldon Grove Project (project) would include subdivision of the Project site into 123 single-family residential lots and three landscape corridor lots located along the Project site frontages at Sheldon Road and Power Inn Road, along with construction of necessary utility improvements to serve the proposed residences. The Project would also include improvements to Sheldon Road, wherein the median would be reconstructed to provide a left-turn lane. The Project would be accessible by Sheldon Road and by Power Inn Road. Implementation of the Project would require a General Plan Amendment to change the site's General Plan land use designation from CC to Low Density Residential (LDR); a Rezone to change the site's zoning designation from GC to Low-Density Residential, seven dwelling units per acre (RD-7); a Tentative Subdivision Map; and a Subdivision Design Review with a Deviation for a reduced landscape corridor of 21 feet on Power Inn Road.

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

Local Public Review Period

Starting Date 03/12/2021 Ending Date 04/12/2021

Lead Agency: City of Elk Grove Development Services,
Planning Division Sponsor: Angelo G. Tsakopoulos

Consulting Firm: Raney Planning & Management, Inc. Address: 1435 River Park Drive, Suite 500

Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95815

City/State/Zip: Sacramento, CA 95834 Phone: (916) 972-7000

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: March 10, 2021

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