

## 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 Farms North Project

Lead Agency: City of Elk Grove, Current Planning Department 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: Sheldon Road and Bruceville Road Zip code: 95758  
Lat/Long: 38 ° 26 ' 11.1 " N 121 ° 24 ' 46.5 " W Total Acres: 79.2  
Assessor's Parcel No: 116-0012-051 and -059 Section: 27 Twp: 7N Range: 5E Base: MDBM  
Within 2 miles: State Hwy#: SR 99 Waterways: Elk Grove Creek, Laguna Creek, Shortline Lake, Camden Lake  
Airports: N/A Railways: UPRR Schools: Barbara Comstock Morse Elementary, Irene B West Elementary, Monterey Trail High, Edward Harris Jr. Middle, Roy Herburger Elementary, Raymond Case Elementary, Rio Valley Charter, Foulks Ranch Elementary, Laguna Creek High, John Ehrhardt Elementary, Laguna Montessori, Rio Valley Charter, Harriet Eddy Middle

### 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: Supplemental Initial Study/Mitigated Negative Declaration ☐ 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: Amendment to the City's Bicycle, Pedestrian, and Trails Master Plan  
(Subdivision, etc.)

### Development Type:

☒ Residential: Units 517 Acres \_\_\_\_\_ ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☒ Commercial: Sq.ft. 45,800 Acres 5.3 Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Educational \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☒ Recreational 2.5-acre park ☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

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

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

**Present Land Use/Zoning/General Plan Designation:** Currently, the Project site is vacant and undeveloped. The site consists primarily of ruderal grasses, which are regularly mowed and baled. Per the City's General Plan, the site is designated Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Community Commercial, and Public/Quasi-Public and Open Space (POS). The site is zoned RD-6, RD-10, RD-25, GC, and O.

**Project Description:** The Sheldon Farms North Project (Project) would include subdivision of the Project site into 391 single-family residential lots, a 6.3-acre multi-family residential lot, a 5.3-acre commercial lot, a 2.5-acre park, and a total of 7.9 acres of public open space, including a 3.8-acre water quality detention basin area. The Project would require City approval of a Tentative Subdivision Map, Subdivision Design Review, and an amendment to the City's Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class 1 multi-purpose trail alignment.

## 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 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 checked="" 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 & 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 # 2	<input checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

## Local Public Review Period

Starting Date 7/10/2020 Ending Date 8/10/2020

Lead Agency: City of Elk Grove, Current Planning  
Department

Sponsor: Sheldon Farms North

Consulting Firm: Raney Planning & Management, Inc.

Address: P.O. Box 490

Address: 1501 Sports Drive, Suite A

City/State/Zip: Carmichael, CA 95609

City/State/Zip: Sacramento, CA 95834

Phone: ( 916 ) 451-1110

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 7/9/20

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