



# City of Elk Grove

## NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

☒ Sacramento County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

From: City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

*SUBJECT: Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.*

STATE CLEARINGHOUSE NUMBER: SCH# 2021040531

PROJECT TITLE: Sheldon Grove MHP (PLNG22-037)

PROJECT APPLICANT: The New Home Company  
Justin Walters  
1508 Eureka Road, Suite 290  
Roseville, CA 95661

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S): 115-0150-042

PROJECT DESCRIPTION: The Project consists of a Master Home Plan Design Review for the approval of the design of the proposed master home plans for 123 new homes on residential lots approved with the Sheldon Grove Project (PLNG20-025)

This is to advise that on June 23, 2021, the City of Elk Grove City Council adopted an Amended Initial Study/ Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and approved the Sheldon Grove Project. As part of the adoption of the Sheldon Grove Amended Mitigated Negative Declaration, the City has made the following determinations regarding the above described Project.

- The Project will not have a significant effect on the environment.

- An Initial Study/Amended Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of the Project.
- A Mitigation Monitoring and Reporting Program was adopted for this Project.
- Findings were made pursuant to the provisions of CEQA.

The Design Review submittal requests approval of the submitted master house plans are consistent with the Sheldon Grove Tentative Subdivision Map project as well as the General Plan, the Elk Grove Municipal Code, and the Elk Grove Design Guidelines. Staff has determined that the adopted IS/MND and Mitigation Monitoring and Reporting Plan (MMRP) are sufficient and no further environmental review is required, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required.

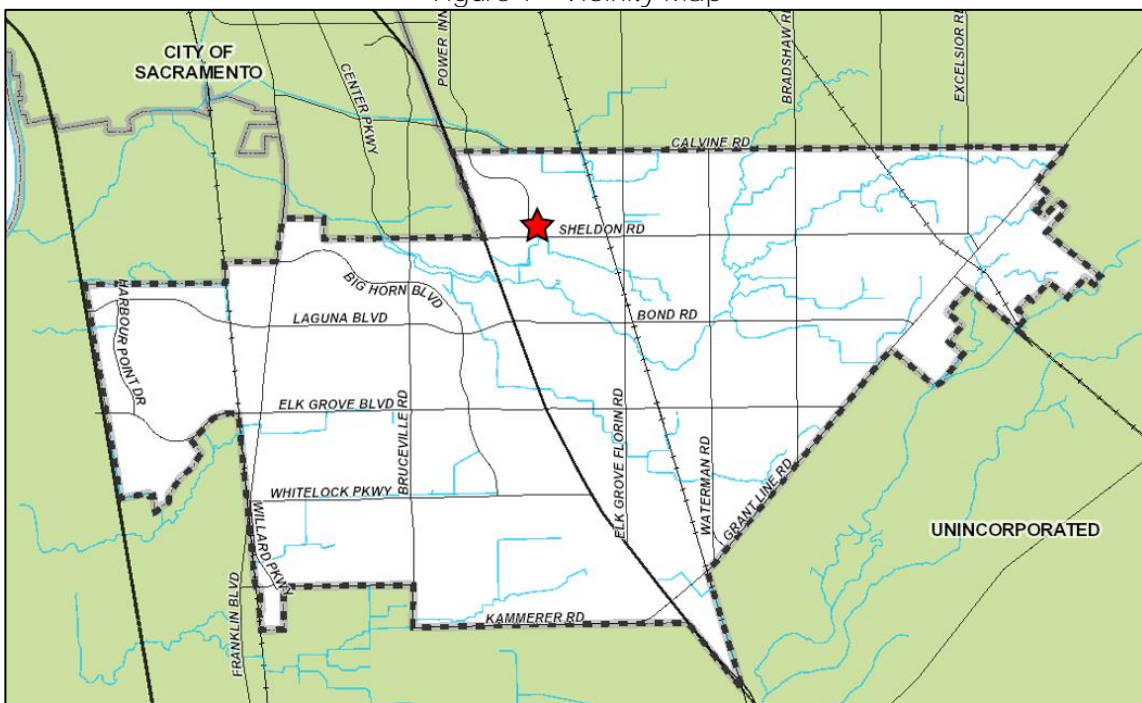
This is to certify that the Amended Initial Study/Mitigated Negative Declaration is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE  
Development Services - Planning

By: *Sarah Kirchgessner*  
Sarah Kirchgessner, Senior  
Planner  
916.478.2245

Date: September 12, 2022

Figure 1 – Vicinity Map





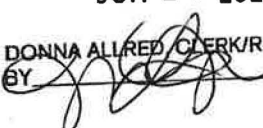
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PO Box 839, 600 8th Street  
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County Recorder Filing	State Clearinghouse Received
<p><b>ENDORSED</b> SACRAMENTO COUNTY  JUN 25 2021  DONNA ALLRED, CLERK/RECORDER BY  DEPUTY  (stamp here)</p>	<p>(stamp here)</p>

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.*

**STATE CLEARINGHOUSE  
NUMBER:**

SCH# 2021040531

**PROJECT TITLE:** Sheldon Grove (PLNG20-025)

**PROJECT APPLICANT:** Angelo G. Tsakopoulos  
1435 River Park Drive, Suite 500  
Sacramento, CA 95825

**PROJECT LOCATION:** Elk Grove California, Sacramento County

**ASSESSOR'S PARCEL  
NUMBER(S)** 115-0150-042

**PROJECT DESCRIPTION:** The Project consists of a General Plan Amendment from Community Commercial (CC) to Low Density Residential (LDR), a Rezone from General Commercial (GC) to RD-7, and a Tentative Subdivision Map to subdivide one parcel with 122 single family residential lots and three (3) landscape lots and one lot being used as a bicycle and pedestrian connection. The Project includes a Subdivision Design Review with a Deviation for a reduced landscape corridor of 21-feet on Power Inn Road

This is to advise that on June 23, 2021, the City of Elk Grove City Council adopted an Amended Initial Study/ Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and approved the above described Project. As part of the adoption of the Sheldon Grove Amended Mitigated Negative Declaration, the City has made the following determinations regarding the above described Project.

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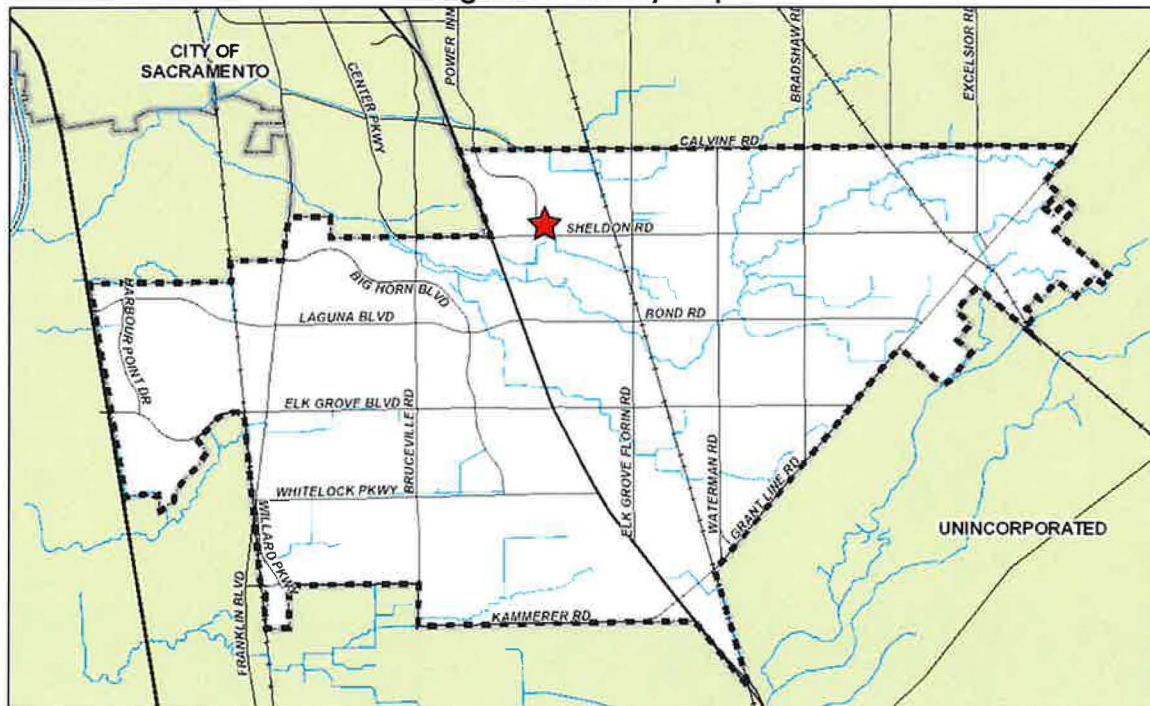
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CITY OF ELK GROVE  
Development Services - Planning

By: Sarah Kirchgessner  
Sarah Kirchgessner, Senior  
Planner  
916.478.2245

Date: June 24, 2021

**Figure 1 - Vicinity Map**



**ENDORSED**  
SACRAMENTO COUNTY

JUN 25 2021

DONNA ALLRED, CLERK/RECORDER  
BY [Signature] DEPUTY





State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

34 — 06252021 — 244

STATE CLEARINGHOUSE NUMBER (If applicable)

2021040531

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Elk Grove Development Services-Planning	LEAD AGENCY EMAIL	DATE 06252021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210283	

PROJECT TITLE

Sheldon Grove (PLNG20-025)

PROJECT APPLICANT NAME Angelo G. Tsakopoulos	PROJECT APPLICANT EMAIL	PHONE NUMBER ( )
PROJECT APPLICANT ADDRESS 1435 River Park Drive, Suite 500	CITY Sacramento	STATE CA
		ZIP CODE 95825

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ 0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$ 2,480.25
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$ 0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ 50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,530.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 000973077  
6/25/2021 3:30:49 PM  
Order#: 20210177847 JJJ

Description	Amount
Clerk - CEQA Filing	\$2,530.25
Document 20210283	
NOD Negative Declaration	
NOD - Neg Declare	\$2,530.25

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Total Amount Due	\$2,530.25
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Payments:	
Check# 873515	\$2,530.25

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We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference