



Development Services - Planning  
8401 Laguna Palms Way • Elk Grove, California 95758  
Tel: 916.478.2265 • Fax: 916.691.3175 • [www.elkgrovecity.org](http://www.elkgrovecity.org)

## REVISED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**SHELDON GROVE (PLNG20-025)**

**MARCH 26, 2021**

*Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Intent (NOI) to provide responsible agencies and other interested parties with notice of the availability of the MND and to solicit comments regarding the environmental issues associated with the proposed Project.*

**LEAD AGENCY:** City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758

**CONTACT PERSON:** Sarah Kirchgessner, (916) 478-2245

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

**PROJECT LOCATION:** The Project site is located on the northeast corner of Sheldon Road and Power Inn Road in the City of Elk Grove in Sacramento County;  
APN: 115-0150-042

**PROJECT DESCRIPTION:** The Sheldon Grove Project (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 into 123 single family residential lots and three (3) landscape lots. The Project includes a Subdivision Design Review with a Deviation for a reduced landscape corridor of 21-feet on Power Inn Road. The Tentative Subdivision Map shown in Figure 5 has been corrected. The new Figure 5 shows the reconfiguration of ten lots to front onto "A" Street/Court as well as the removal of five internal landscape lots that were shown in error. The total number of residential lots has not changed.

The Project is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence on March 26, 2021 through April 26, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. Comments can also be made during the public hearing on the Project. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the City at the above address and on the website at <http://www.egplanning/environmental>.