



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 #2017062058 and SCH # 2022020463
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PROJECT TITLE: Sheldon Meadows Map and Rezone PLNG23-003 SECOND READING

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

LEAD AGENCY CONTACT: Sarah Kirchgessner (916) 478-2245; skirchgessner@elkgrove.gov

PROJECT APPLICANT: JTS Engineering Consultants, Inc.
Javed T. Siddiqui, P.E. (Representative)
1808 J Street
Sacramento, CA 95811
Javed.Siddiqui@JTSEngineering.com
(916) 441-6708

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 121-0210-012

PROJECT DESCRIPTION: The Sheldon Meadows Map and Rezone Project (the "Project") consists of a Rezone from Agricultural Residential-5 (AR-5) to Agricultural Residential-2

(AR-2), and a Tentative Subdivision Map and Subdivision Design Review to subdivide a ±14.50-acre parcel into 7 lots. The Project also includes a Determination of Consistency with the General Plan for the Abandonment of a SMUD Easement. Any future home construction will be required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction.

This is to advise that on January 28, 2026, the City of Elk Grove City Council has approved the above-described Project and has made the following determinations regarding the above-described project.

- The Project will not have a significant effect on the environment.
- No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines).
- Mitigation measures were made a condition of approval of this project.
- A mitigation monitoring or reporting plan was not adopted for this project.
- A statement of Overriding Considerations was not adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

No further environmental review is necessary under CEQA pursuant to State CEQA Guidelines 15183 (Consistency with a General Plan, Community Plan, or Zoning). State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by an existing Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." In February 2019, an EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058). A Final Subsequent EIR (SCH # 2022020463) to the 2019 General Plan EIR was prepared and adopted in 2023 with the City of Elk Grove General Plan Amendments and Update of Vehicle Miles Traveled Standards Project. The Project is subject to the Mitigation, Monitoring and Reporting Programs (MMRPs) adopted with 2019 General Plan EIR and 2023 Final Subsequent EIR. The proposed Project is consistent with the development density established by the General Plan EIR because the subdivision will result in seven new residential lots at a density of 0.48 dwelling units per acre consistent with the Elk Grove General Plan Rural Residential designation and AR-2 zoning. Buildout of the Project consistent with the EGMC would likely result in the development of seven new single-unit residential units. New construction on the Project site is required to comply with EGMC development standards for land grading and erosion control (Chapter 16.44), tree protection (Chapter 19.12), Swainson's hawk surveys and mitigation (Chapter 16.130), and pre-construction surveys as defined by the General Plan EIR. The Project site is located within a low prehistoric sensitivity area and in compliance with General Plan policies for cultural and prehistoric resources, conditions related to inadvertent discovery of resources have been placed on the Project. VMT Analysis was prepared for the Project by Fehr & Peers dated June 13, 2024. According to the Analysis, VMT land use designation limits as well as the City limit for total VMT at buildout conditions

would not be exceeded. Finally, future new home construction resulting from the Project is required to comply with the City's Climate Action Plan (CAP) measures for new single-family construction including: BE-4 - Building Stock: Encourage or Require Green Building Practices in New Construction; BE-5 - Building Stock: Phase in Zero Net Energy Standards in New Construction; BE-6 – Electrification in New and Existing Residential Development; TACM-8 - Tier 4 Final Construction Equipment; and TACM-9 - EV Charging Requirements.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIRs. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, the prior EIRs are sufficient to support the proposed action and pursuant to State CEQA Guidelines Section 15183, no further environmental review is necessary.

This is to certify that the Environmental Impact Reports are 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,
916.478.2245

Date January 29, 2026
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Figure 1 – Vicinity Map

