



# City of Elk Grove NOTICE OF EXEMPTION

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  
Community Development  
Department - Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

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

PROJECT TITLE: **Hotel at Sheldon Place Major Design Review Extension (PLNG25-019)**

PROJECT LOCATION - SPECIFIC: **8870 East Stockton Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **116-1600-007**

PROJECT LOCATION – CITY: **Elk Grove** PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Hotel at Sheldon Place Major Design Review Extension Project (the "Project") consists of a 24-month time extension to the previously-approved Major Design Review which allowed for the construction of a new 96-room, four-story, ± 71,205 square-foot hotel with 96 parking stalls, as well as lighting, landscaping, and other associated site improvements. The time extension would extend the expiration date of the Major Design Review to August 1, 2027. The Project will remain subject to the Conditions of Approval of the original Major Design Review approval [Hotel at Sheldon Place (PLNG20-006)].

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

LEAD AGENCY CONTACT: Antonio Ablog, Planning Manager, (916) 627-3335  
[aablog@elkgrove.gov](mailto:aablog@elkgrove.gov)

PROPERTY OWNER: AHST 276, LLC  
Rohit Ranchod (Representative)  
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Elk Grove, CA 95624  
916-761-5602  
[rohit@hospitalitymgmt.com](mailto:rohit@hospitalitymgmt.com)

APPLICANT: RSC Engineering  
Tiffany Wilson (Representative)  
1420 Rocky Ridge Drive, Ste. 150  
Roseville, CA 95661  
916-788-2884  
[t.wilson@rsc-engr.com](mailto:t.wilson@rsc-engr.com)

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
  - Declared Emergency [Section 21080(b)(3); 15269(a)];
  - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
  - Preliminary Review [Section 15060(c)(3)]
  - Consistent With a Community Plan or Zoning [Section 15183(a)]
  - Categorical Exemption [Section 15332]
  - Criteria for Subsequent EIR [Section 15162]
  - Existing Facilities [Section 15301]

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

The proposed extension is considered a Project under Section 15378 of the State CEQA Guidelines. However, no further environmental review is required pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

The approval of the original Hotel at Sheldon Place (PLNG20-006) found that no further environmental review was required pursuant to State CEQA Guidelines 15183 as the Project was found not to result in any impacts to on or off-site resources that could not be addressed through the routine application of the City's Municipal Code and the applicable General Plan Goals and Policies. VMT and cultural analyses were prepared for the original approvals which concluded that the project is compliant with all applicable regulations. Furthermore, construction of the proposed Project will conform to the City's adopted Climate Action Plan (CAP). The Applicant will be required to construct the new hotel building in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with the following CAP measures BE-4 (Energy Efficiency); BE-6 (Building Electrification); BE-7 (Solar Photovoltaic System Readiness); TACM-8 (EV Supply Equipment); and TACM-9 (Tier 4 Construction Equipment).

There are no material changes to the Project, and staff has not identified any new environmental impacts. The Project continues to be consistent with all applicable General Plan Policies; therefore, no further environmental review is required pursuant to State CEQA Guidelines Section 15183.

CITY OF ELK GROVE  
Community Development - Planning

By:   
Antonio Ablog

Date: September 25, 2025