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 21152 or 21152 of the Public Resources Code

STATE CLEARINGHOUSE NUMBER:	SCH# 2020070214
PROJECT TITLE:	Sheldon Farms North Commercial (PLNG22-033)
PROJECT APPLICANT:	Pagone + Associates LLC Mark Pagone (Representative) 13627 S 32nd Place Phoenix, AZ 85044 480-814-8100
PROJECT LOCATION:	Elk Grove California, Sacramento County
ASSESSOR'S PARCEL NUMBER(S)	116-0012-069
PROJECT DESCRIPTION:	The Sheldon Farms North Commercial Project (the "Project") consists of a Major Design Review for two buildings including an ±18,000 square foot dialysis clinic and a ±21,250 square foot adult day care center with associated site improvements, including parking, lighting, and landscaping.

This is to advise that on December 1, 2022, the City of Elk Grove Planning Commission approved the above described Project and has made the following determinations regarding the above described project.

- The Sheldon Farms North Initial Study/Mitigated Negative Declaration (SCH# 2020070214) was prepared and certified pursuant to the provisions of CEQA.
- Pursuant to Section 15168(c)(2) the Planning Department finds that the Project, as proposed, does not present any new environmental effects or mitigation measures required beyond the scope of those analyzed in the Sheldon Farms North Initial Study/Mitigated Negative Declaration (SCH No. 2020070214).
- A Mitigation Monitoring and Reporting Programs (MMRP) was adopted as part of the Sheldon Farms North Project EG-18-019 (SCH# 2020070214), which would be applicable to 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 required under CEQA pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations). State CEQA Guidelines Section 15162 provides that when an EIR has been certified for an adopted project, no subsequent EIR or Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time of the previous EIR was certified as complete shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR;
    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

In 2020, the City Council approved an Initial Study/Mitigated Negative Declaration (IS/MND) for the Sheldon Farms North project (State Clearinghouse No. 2020070214). The Sheldon Farms

IS/MND analyzed full buildout of the Sheldon Farms North site, which included analysis of commercial uses on the Project site. The Project is subject to the Sheldon Farms North Mitigation, Monitoring and Reporting Program (MMRP).

Staff has reviewed the Project and analyzed it based upon the above provisions in Section 15162 of the State CEQA Guidelines. The Project is being undertaken pursuant to and in conformity with the approved Sheldon Farms North project. No special circumstances exist and no changes in the Project have occurred that would necessitate the preparation of subsequent environmental review. No additional environmental impacts have been identified for the Project other than those previously disclosed and analyzed in the IS/MND for the Sheldon Farms North project. Furthermore, since no changes to the IS/MND are necessary to support the Project, the City is not required to prepare an Addendum to the IS/MND as required by State CEQA Guidelines Section 15164. Therefore, the prior IS/MND is sufficient to support the proposed action and no further environmental review is required.

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 Sheldon Farms North IS/MND. 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 IS/MND is sufficient to support the proposed action and pursuant to State CEQA Guidelines Section Sections 15162, no further environmental review is required.

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

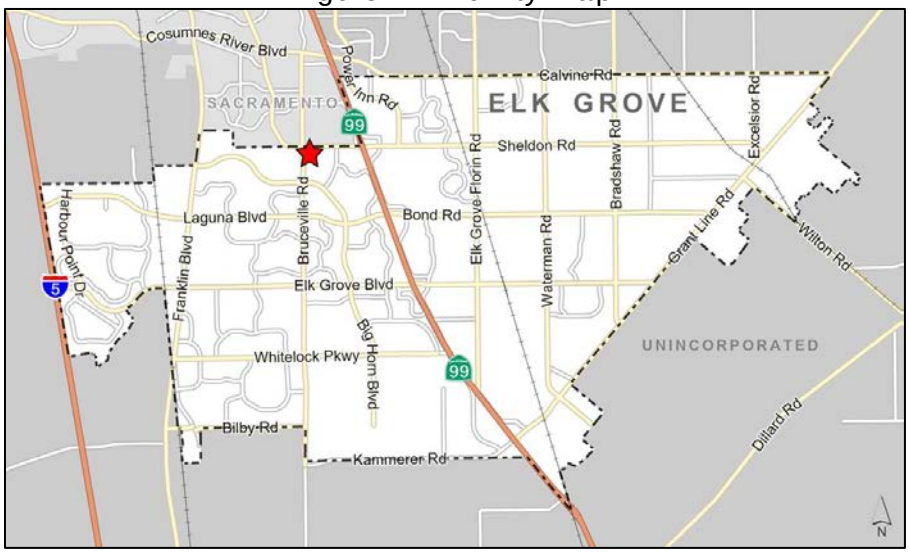
CITY OF ELK GROVE
Development Services - Planning

By: Sarah Kirchgessner

Sarah Kirchgessner,
916.478.2245

Date: December 2, 2022

Figure 1 – Vicinity Map



COPY

City of Elk Grove
NOTICE OF DETERMINATION

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P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

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

County Recorder Filing	State Clearinghouse Received
ENDORSED SACRAMENTO COUNTY OCT 15 2020 DONNA ALLRED, CLERK/RECORDER BY _____ DEPUTY (stamp here)	(stamp here)

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

STATE CLEARINGHOUSE NUMBER: SCH# 2020070214

PROJECT TITLE: Sheldon Farms North (EG-18-019)

PROJECT APPLICANT: Carl Stein
PO Box 490
Carmichael, CA 95609

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 116-0012-051 and -059

PROJECT DESCRIPTION: The Sheldon Farms North Project (Project) includes a Large Lot Tentative Subdivision Map for the creation of 14 large lots, including one commercial lot, one high-density residential lot, one park lot, and other lots for drainage and open space, as well as large lots for financing and phasing purposes; and a Small Lot Tentative Subdivision Map for the creation of 391 single-family residential lots. The Project also includes Design Review for Subdivision Layout; an Amendment to the City's Bicycle, Pedestrian, and Trails Master Plan; and a Park and Recreation Fee Deferral request.

This is to advise that on October 14, 2020, the City of Elk Grove City Council adopted a Supplemental Mitigated Negative Declaration and Errata, pursuant to the California Environmental Quality Act (CEQA) and approved the above described Project. As part of the

adoption of the Sheldon Farms North Supplemental Mitigated Negative Declaration and Errata, the City has made the following determinations regarding the above described Project.

- The Project will not have a significant effect on the environment.
- A Supplemental Mitigated Negative Declaration and Errata were 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.

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

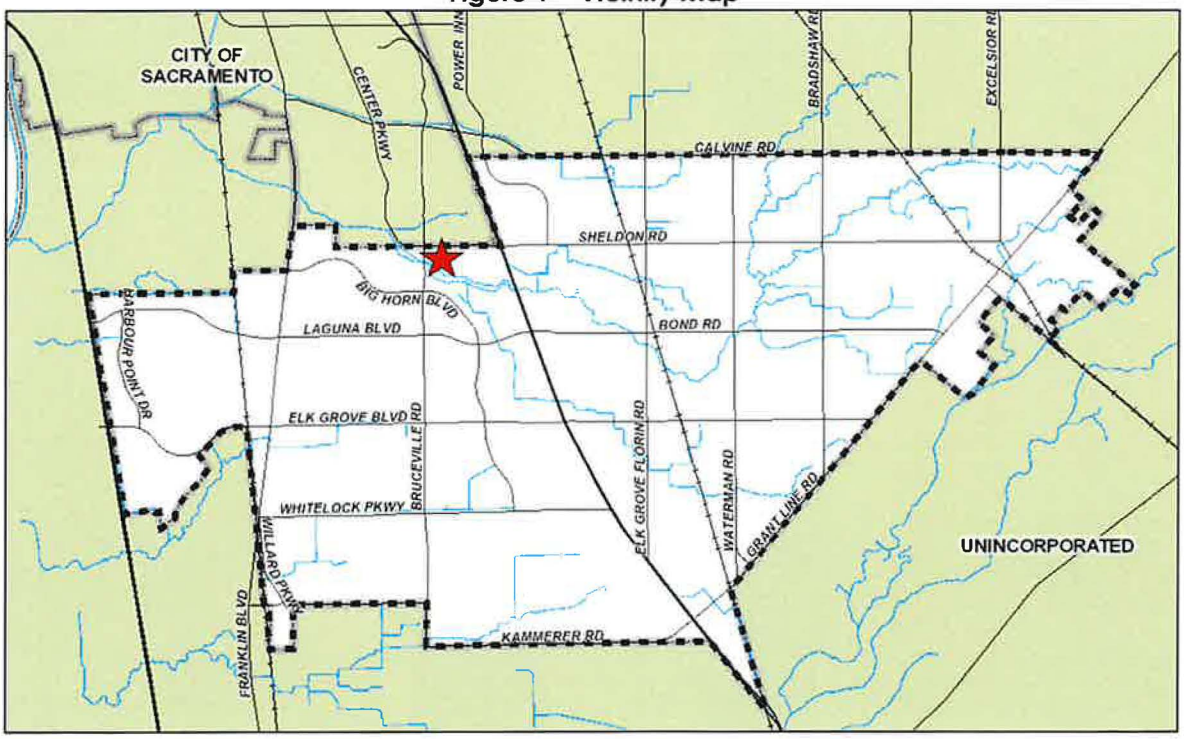
CITY OF ELK GROVE
Development Services - Planning

By: Sarah Kirchgessner

Sarah Kirchgessner, Senior Planner
916.478.2245

Date: October 15, 2020

Figure 1 – Vicinity Map



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print | StartOver | Finalize&Email

RECEIPT NUMBER: 34 — 10152020 — 339

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2020070214

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Elk Grove Development Services-Planning		10152020

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	200402

PROJECT TITLE

Sheldon Farms North (EG-18-019)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
Carl Stein			( )
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
PO BOX 490	Carmichael	CA	95609

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,343.25	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,406.75	$	2,406.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,136.50	$	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		$	40.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 2,446.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 12012019)

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#:	000735484
10/15/2020	11:48:02 AM
Order#: 20200219150	JLJ

Description	Amount
Professional Filings	$2,446.75
NOD - Neg Declare	$2,446.75
Total Amount Due	$2,446.75
Payments:	
Check# 2130	$2,446.75

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